1934 35TH PL NW WASHINGTON DC

ADDITION
WASHINGTON DC

SCOPE OF WORK

TWO FAMILY DWELLING TO HAVE AN INTERIOR ALTERATION, A NEW THIRD FLOOR AND ROOF ADDITION. THE INTERIOR ALTERATION INCLUDES A NEW LAYOUT ON THE SECOND FLOOR AND A NEW STAIR CASE TO THIRD FLOOR. THE THIRD FLOOR ADDITION INCLUDES TWO BEDROOMS AND TWO BATHROOMS AND AN OUTSIDE STAIR CASE TO ROOF TOP.

APPLICABLE CODE

2017 DCRC 2015 IRC and 2017 DCMR12B Supplement
2017 DCEBC 2015 IEBC and 2017 DCMR12J Supplement
2017 DCECC 2015 IECC with 2017 DCMR12I Supplement
2017 DCGCC 2015 IGCC with 2017 DCMR12K Supplement

CODE ANALYSIS

LOT/SQUARE:	**312 / 1296E**
ZONE:	**R-20**
BUILDING TYPE:	**TWO FAMILY DWELLING**
CONSTRUCTION TYPE:	III-B
NO. OF STORIES:	**2**
LOT AREA:	**865 SF**
LOT COVERAGE	
ALLOWED:	60%
EXISTING:	69.8%
PROPOSED:	70%
HEIGHT:	
ALLOWED:	35 FT
EXISTING:	22 FT
PROPOSED:	31.75 FT
FRONT YARD:	
ALLOWED:	-
EXISTING:	2 FT
PROPOSED:	NO CHANGE
REAR YARD:	
ALLOWED:	20 FT
EXISTING:	11 FT
PROPOSED:	7.7 FT

DESIGN CRITERIA:

GROUND SNOW LOAD	30 PSF
WIND SPEED	115 MPH
SEISMIC DESIGN CATEGORY	B
WEATHERING	SEVERE
FROST DEPTH LINE	30 IN
TERMITE	MODERATE TO HEAVY
DECAY	SLIGHT TO MODERATE
WINTER DESIGN TEMP.	13°F
ICE SHIELD UNDERLAYMENT REQ'D	YES
FLOOD HAZARDS	
AIR FREEZING INDEX	300
MEAN ANNUAL TEMP.	55°F

SHEET INDEX

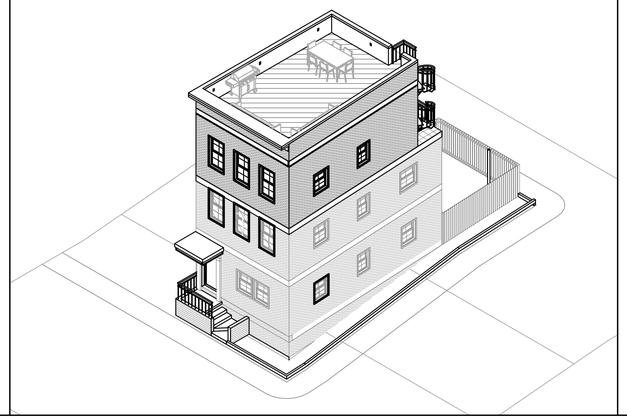
BUILDING ANALYSIS

	EXISTING	ADDITION	TOTAL
FIRST FLOOR	560 SF	-	560 SF
SECOND FLOOR	539 SF	40 SF	579 SF
THIRD FLOOR	-	530 SF	530 SF
-	-	-	-
TOTAL	1,099 SF	570 SF	1,669 SF

VICINITY MAP

FRONT VIEW

PROPOSED AXO



3609 Urbana Pike
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office@ideatellc.net

CLIENT:
-

DESIGNER:
JUAN PABLO GARZON

SEAL: VOID UNLESS SIGNED:

PROJECT:
1934 35TH PL NW
WASHINGTON DC

DRAWING TITLE:
COVER SHEET

RELEASE DATE:
06/08/22

REVISIONS:

N.º	DATE	DESCRIPTION

SCALE:

SHEET: 000

GENERAL NOTES

A. NOTES

1. THESE DRAWINGS ARE NOT AS- BUILTS. THE DRAWINGS WHERE PREPARED USING OWNER PROVIDED RECORD DRAWINGS AND LIMITED FIELD VERIFICATION BY ARCHITECT. THEREFORE COMMENCING THE WORK SUBMITTING THE BID, ORDERING MATERIALS, ETC. CONTRACTOR REPRESENTS THEY HAVE THE SITE/FIELD CONDITIONS AND HAVE MADE ALLOWANCE FOR THEM. DO NOT SCALE THESE DRAWINGS.
2. IDEATE LLC. DOES NOT MAINTAIN THAT WHAT IS CONTAINED IN THESE DRAWINGS REPRESENT IN PART OR IN WHOLE THE BUILDING AS SPECIFICALLY CONSTRUCTED.
3. THE DRAWINGS, IDEAS, AND ARRANGEMENTS CONTAINED IN THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF IDEATE LLC. IDEATE LLC. SHALL MAINTAIN BOTH COPYRIGHT AND OWNERSHIP OF THE INTELLECTUAL PROPERTY.
4. NO PART THEREOF SHALL BE COPIED, DISCLOSED OR OTHERWISE USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT INCLUDING BUT NOT NECESSARILY LIMITED TO ADDITIONS, ALTERATIONS OR IMPROVEMENTS ON THIS PROJECT OR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF IDEATE LLC. VISUAL CONTACT WITH THESE DRAWINGS OR PRINTS SHALL CONSTITUTE EVIDENCE OF THESE RESTRICTIONS.
5. IDEATE LLC. SHALL BE THE SOLE INTERPRETER AS TO THE INTENT OF THESE DOCUMENTS. FURTHERMORE, THESE DOCUMENTS, THE INSTRUMENTS OF SERVICE OF IDEATE LLC. MAY REPRESENT INCOMPLETE INFORMATION AND RELY ON IDEATE LLC. INTERPRETATION DURING THE CONSTRUCTION.

B. CODE

1. MANNER, METHOD AND MATERIALS OF CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND MUNICIPAL CODES AND ORDINANCES, INCLUDING BUT NOT LIMITED TO THOSE LISTED BELOW IN "APPLICABLE CODES"

C. PERMITS

1. OWNER SHALL REIMBURSE CONTRACTOR FOR THE COSTS TO OBTAIN AND PAY FOR THE PLAN CHECK AND BUILDING PERMIT, OTHER REQUIRED PERMITS AND GOVERNMENTAL FEES, AND LICENSES AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE PROJECT. ALL OTHER FEES AND PERMITS SHALL BE OBTAINED AND PAID FOR BY THE RESPECTIVE TRADES, BUT WILL NOT BE REIMBURSED BY THE OWNER AND THEREBY SHALL BE INCLUDED IN THE CONTRACT SUM.
2. CONTRACTOR SHALL OBTAIN IF REQUIRED BY LAW, NECESSARY PERMITS FROM THE STATE OF MARYLAND, DIVISION OF INDUSTRIAL SAFETY, ETC., PRIOR TO THE ISSUANCE OF A BUILDING PERMIT

D. CONTRACT DOCUMENTS

1. GENERAL CONDITIONS FOR THE CONTRACT FOR CONSTRUCTION, AIA FORM A201, 2017 EDITION SHALL BE A PART OF THESE DOCUMENTS.
2. VERIFY JOB SITE CONDITIONS, DIMENSIONS, AND DETAILS PRIOR TO COMMENCING WITH THE WORK. PRIOR TO COMMENCING THE WORK EXAMINE THE SPECIFIC WORK AREA, COMPARE THE DRAWINGS WITH EXISTING CONDITIONS AND UNDERSTAND THEIR INTENT. BY THE ACT OF SIGNING THE OWNER / CONTRACTOR AGREEMENT, OR COMMENCING THE WORK, THE CONTRACTOR SHALL BE DEEMED TO HAVE MADE SUCH EXAMINATIONS AND TO HAVE ACCEPTED SUCH CONDITIONS, AND TO HAVE MADE ALLOWANCES THEREFORE IN PREPARING THE CONTRACT SUM.
3. IF IT IS FOUND DURING CONSTRUCTION THAT CONDITIONS VARY FROM THE CONSTRUCTION DOCUMENTS, NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
4. SHOULD CONDITIONS OF WORK OR SCHEDULE INDICATE CHANGE OF MATERIALS OR METHODS, SUBMIT WRITTEN RECOMMENDATION TO THE ARCHITECT IN SUFFICIENT TIME FOR REVIEW BY ARCHITECT AND IN ORDER TO AVOID DELAYS TO THE WORK.
5. SUBSTITUTIONS SHALL NOT BE MADE ON ANY EQUIPMENT, MATERIALS, COLORS AND OTHER ITEMS SPECIFIED EXCEPT WHEN SPECIFICALLY APPROVED IN WRITING IN ADVANCE BY THE ARCHITECT.
6. DO NOT SCALE THESE DRAWINGS. SHOULD ADDITIONAL INFORMATION BE NEEDED, NOTIFY THE ARCHITECT IN WRITING [REQUEST FOR INFORMATION (RFI)] WITHIN SUFFICIENT TIME (NOT LESS THAN FOURTEEN CALENDAR DAYS) FOR REVIEW BY ARCHITECT IN ORDER TO AVOID DELAYS TO THE WORK.
7. THE ARCHITECT SHALL BE THE SOLE INTERPRETER OF THE CONTRACT DOCUMENTS. SHOULD CONTRACTOR OR OWNER REQUIRE ADDITIONAL INFORMATION OR CLARIFICATION TO ANY ITEM, THE ARCHITECT SHALL BE NOTIFIED (RFI) IN WRITING.
8. EXECUTION OF THE AGREEMENT, AND COMMENCEMENT OF THE WORK BY THE CONTRACTOR IS A REPRESENTATION THAT THE CONTRACTOR VISITED THE SITE, BECAME FAMILIAR WITH LOCAL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND CORRELATED PERSONAL OBSERVATIONS WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS.
9. THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. PERFORMANCE BY THE CONTRACTOR SHALL BE REQUIRED ONLY TO THE EXTENT CONSISTENT WITH THE CONTRACT DOCUMENTS AND REASONABLY INFERABLE FROM THEM AS BEING NECESSARY TO PRODUCE THE INTENDED RESULTS.
10. ORGANIZATION OF THE DRAWINGS SHALL NOT CONTROL THE CONTRACTOR IN DIVIDING THE WORK AMONG SUBCONTRACTORS OR IN ESTABLISHING THE EXTENT OF WORK TO BE PERFORMED BY ANY TRADE.
11. UNLESS OTHERWISE STATED IN THE CONTRACT DOCUMENTS, WORDS WHICH HAVE WELL KNOWN TECHNICAL OR CONSTRUCTION INDUSTRY MEANINGS ARE USED IN THE CONTRACT DOCUMENTS IN ACCORDANCE WITH SUCH RECOGNIZED MEANINGS.
12. CONTRACTOR SHALL PLAN THE PROJECT WITH THE UNDERSTANDING THAT ARCHITECT WAS DIRECTED BY THE OWNER'S REPRESENTATIVE TO ONLY PROVIDE LIMITED CONSTRUCTION PHASE SERVICES FOR THE PROJECT.
13. CONTRACTOR TO PROVIDE NOT LESS THAN 10 DAYS NOTICE TO ARCHITECT FOR THE POST DEMOLITION ASSESSMENT. ARCHITECT TO CONDUCT A POST-DEMOLITION ASSESSMENT OF ALL ASSEMBLIES.
14. THESE DOCUMENTS ARE BASED ON THE RECORD DRAWINGS. ALL DIMENSIONS AND LAYOUT SHALL BE FIELD VERIFIED. THESE DO NOT REFLECT THE DETAILED AS-BUILT CONDITIONS.

ABBREVIATIONS

ABV	ABOVE
APPROX	APPROXIMATE
ADJ	ADJUSTABLE
AF.F.	ABOVE FINISH FLOOR
ALT ALUM	ALTERNATE ALUMINUM
ARCH	ARCHITECTURAL
A.S.F.	ABOVE SUBFLOOR
BLW	BELOW
BLDG	BUILDING
B.R.L.	BUILDING RESTRICTION LINE
B.U.R.	BUILT UP ROOF
C	COURSES
C.T.	CONTROL JOINT CERAMIC TILE
COL	COLUMN
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONT CO	CONTINUOUS
DTL	CASED OPENING
DR	DETAL
DWG	DOOR
DBL	DRAWING
DIA	DOUBLE
DIM	DIAMETER
DS	DIMENSION
DWN	DOWNSPOUT
ELEV	DOWN
EA	ELEVATION
ELEC	EACH
EQ	ELECTRICAL
EQUIP	EQUAL
E.T.R.	EQUIPMENT
EXIST	EXISTING TO REMAIN
E.J.	EXISTING
E.W.	EXPANSION JOINT
FF.	EACHWAY
FIXT	FINISH FLOOR
FOA	FIXTURE
FLASH	FACE OF STUD
FL	FLASHING
FP	FLOOR
FLUJOR	FIRE PLACE
FT	FLOURESCENT
FTG	FOOT
FRMG	FOOTING
GWB	FRAMING
HT	GYPSUM WALL BOARD
H.B.	HEIGHT
HORIZ	HOSE BIBB
H.M.	HORIZONTAL
HVAC	HOLLOW METAL
HR	HEATING, VENTALING & AIR
I.D.	HOUR
INSUL	INSIDE DIAMETER
IN	INSULATION
JST	INCHES
LVL	JOISTS
LAV	LAMINATED VENEER LUMBER
ML	LAVATORY
MATL	1/100 INCH
MTL	MATERIAL
	METAL

MIN	MINIMUN
MISC	MISCELLANEOUS
MTD	MOUNTED
MAX	MAXIMUN
MECH	MECHANICAL
MFR	MANUFACTURER
M.O.	MASONRY OPENING
MDO	MEDIUM DENSITY OVERLAY
NIC	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NOM	NOMINAL OUTSIDE DIAMETER
OD	OUTSIDE DIAMETER
O.C.	ON CENTER
OPG	OPENING
OPP	OPPOSITE
O.H.	OPOSITE HAND OVER HEAD
OZ	OUNCE
PTD	PAINTED
PL	PLATE
P-LAM	PLASTIC LAMINATE
PR	PAIR
P.T.	PREASSURE TREATED
PSI	POUND PER SQUARE INCH
PSF	POUND PER SQUARE FOOT
%	PERCENT
PVC	POLYVINYL CHLORIDE
R	RISER
REV	REVISION
R.O.	ROUGH OPENING
REF	REFRIGERATOR
REINF	REINFORCED
R.A.	RETURN AIR
RM	ROOM
SIM	SIMILAR
SS	STAINLESS STEEL
STL	STEEL
SC	SOLID CORE
SCHED	SCHEDULE
STD	STANDARD
STRUC	STRUCTURAL
SUSP	SUSPENDED
SQ	SQUARE
T	TREAD
TEL	TELEPHONE
TV	TELEVISION
TYP	TYPICAL
TH	THICKNESS
T&G	TONGUE & GROVE
T.OW.	TOP OF WALL
UL	UNDERWRITER LABORATORY
UNO.	UNLESS NOTED OTHERWISE
VERT	VERTICAL
V.O.	VAPOR BARRIER
V.T.	VINYL TILE
V.I.F.	VERIFY IN FIELD
W/	WITH
WIN	WINDOW
WD	WOOD
W/O	WITHOUT
WT	WEIGHT
W.W.F	WELDED WIRE FABRIC
YD	YARD

MATERIAL SYMBOLS

	BRICK		WOOD
	EARTH		INSULATION
	GWB/SAND		BLOCK
	CONCRETE		SIDING

PROJECT DIRECTORY

OWNER(S)	NAME: - COMPANY: - EMAIL: - PHONE: -
DESIGNER	NAME: JUAN PABLO GARZON COMPANY: IDEATE LLC. EMAIL: JUAN@IDEATELL.NET PHONE: 202-615-9602
STRUCTUAL ENGINEER	NAME: - COMPANY: - EMAIL: - PHONE: -

ARCHITECTURAL SYMBOLS

1	BUILDING SECTION
1	BUILDING ELEVATION
1 / S101	DETAIL CALLOUT
1 / S101	DETAIL ELEVATION
1 / S101	DETAIL SECTION
NAME / ELEVATION	BUILDING LEVEL
1 VIEW NAME 1/4" = 1'-0"	VIEW NAME
1	WALL TAG
ID / 1	WINDOW TAG
ID / 1	DOOR TAG

3609 Urbana Pike
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office@ideatellc.net

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JUAN PABLO GARZON

SEAL: VOID UNLESS SIGNED:

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WASHINGTON DC

DRAWING TITLE:
GENERAL NOTES

RELEASE DATE:
06/08/22

REVISIONS:

N.º	DATE	DESCRIPTION

SCALE:

SHEET:
001

GENERAL NOTES

G1 THE SCOPE OF THIS PROJECT INVOLVES THE REPAIR OF AN EXISTING DWELLING. THE DRAWINGS ARE PREPARED UTILIZING THE OWNER SUPPLIED RECORD DRAWINGS AND LIMITED FIELD MEASUREMENTS. BY THE SUBMISSION OF A BID, ORDERING MATERIALS, OR COMMENCING THE WORK, CONTRACTOR CONFIRMS THAT THE DIMENSIONS AND QUANTITIES HAVE BEEN FIELD VERIFIED.

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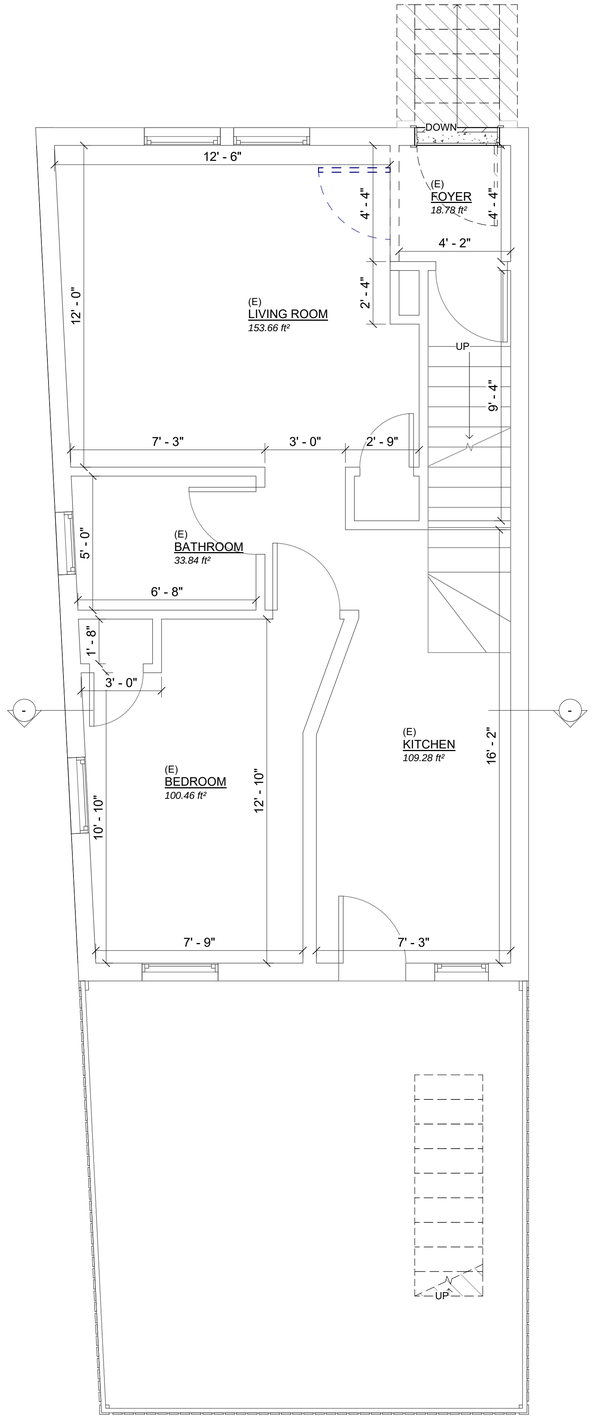
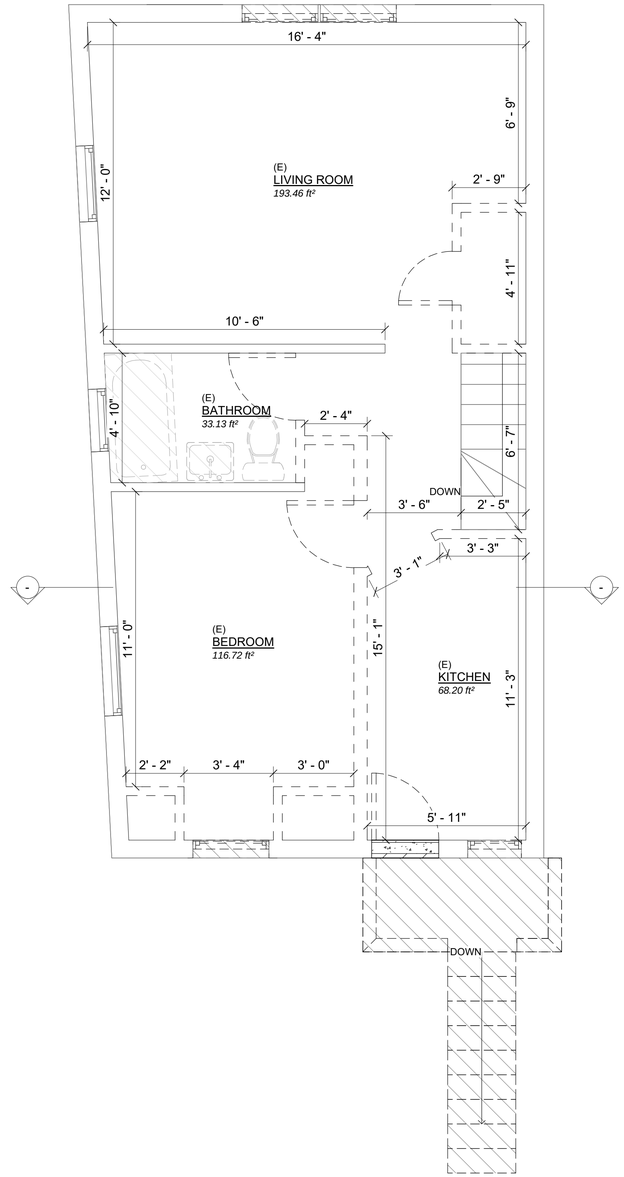


1 EP01 - EXISTING FIRST FLOOR PLAN
3/8" = 1'-0"



2 EP02 - EXISTING SECOND FLOOR PLAN
3/8" = 1'-0"

LEGEND

- EXISTING TO REMAIN
- NEW
- TO BE DEMOLISHED
- (E) EXISTING
- (N) NEW

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EXISTING FLOOR PLANS

RELEASE DATE:
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SCALE:

SHEET:
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G4 WATER TEST ALL ASSEMBLIES INCLUDED IN THIS SCOPE OF WORK, INCLUDING DECKS, DOORS, WINDOWS, ETC. NOTIFY ARCHITECT OF THE TEST SCHEDULE NOT LESS THAN TWO (2) WEEKS PRIOR TO THE TEST.

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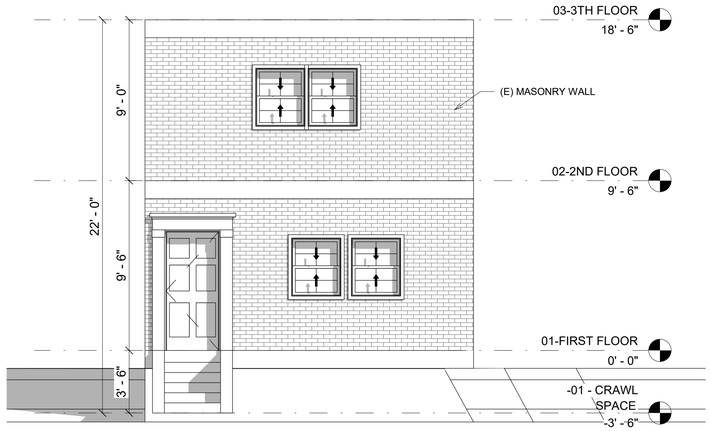
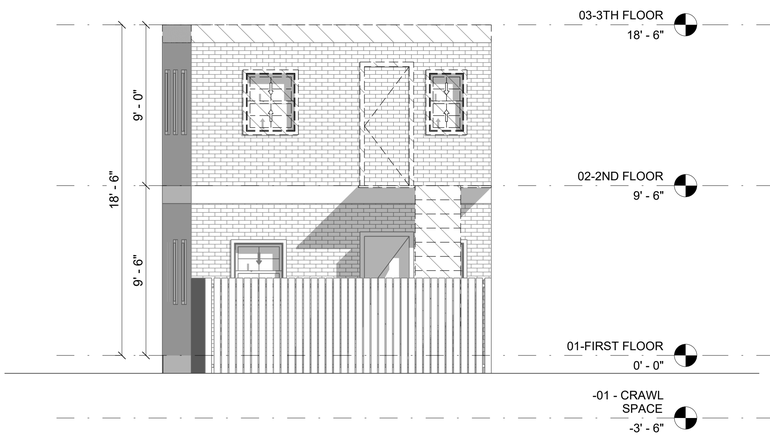


1 EE03-EXISTING NORTH ELEVATION
1/4" = 1'-0"



3 EE04-EXISTING SOUTH ELEVATION
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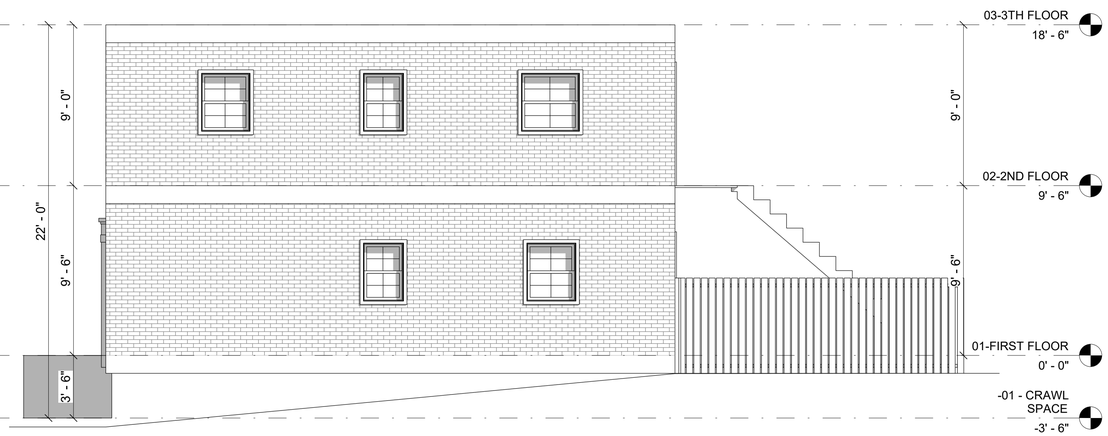

4 EE02-EXISTING WEST ELEVATION
1/4" = 1'-0"

LEGEND

- EXISTING TO REMAIN
- NEW
- DEMOLITION SECTION
- DEMOLITION PROJECTION
- (E) EXISTING
- (N) NEW

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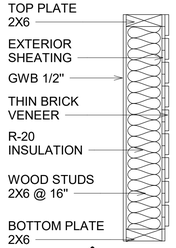
WALL TYPES



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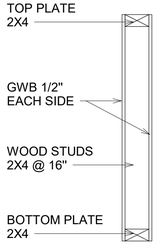

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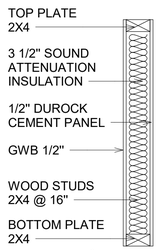

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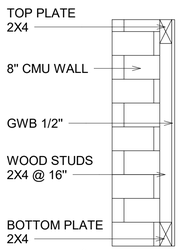

4

LEGEND

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- TO BE DEMOLISHED
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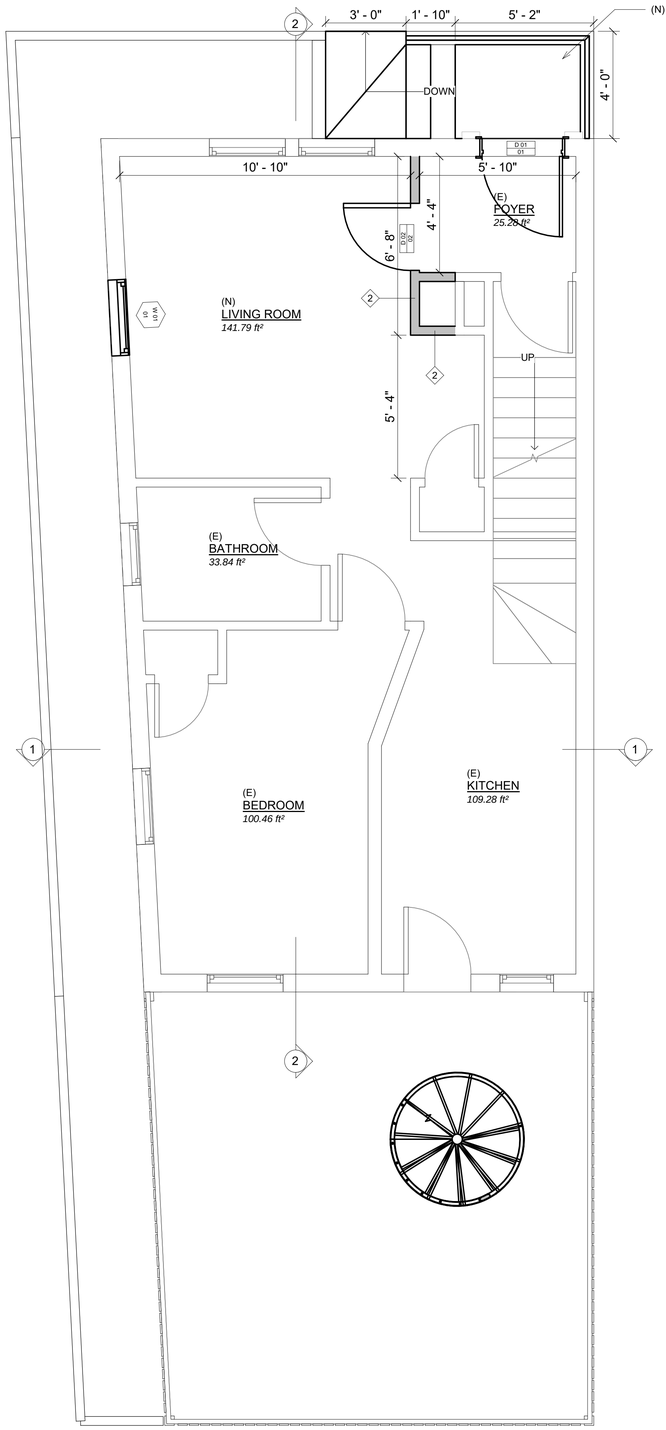

3 PP01 - PROPOSED FIRST FLOOR PLAN
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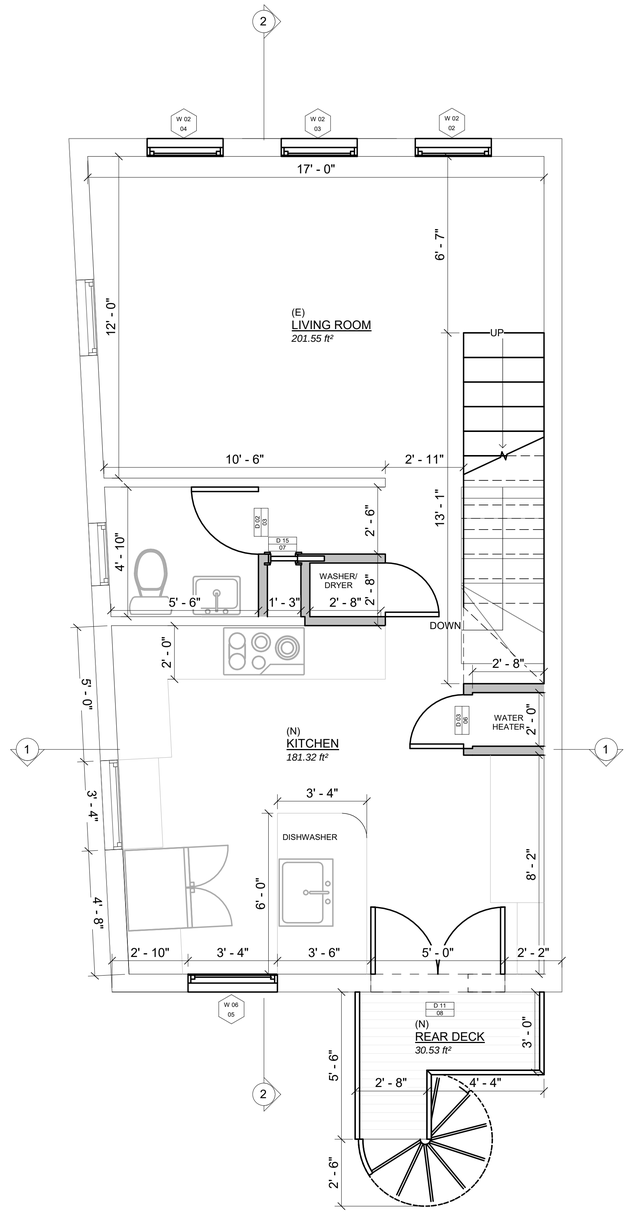

2 PP02 - PROPOSED SECOND FLOOR PLAN
3/8" = 1'-0"

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AP 100

GENERAL NOTES

G1 THE SCOPE OF THIS PROJECT INVOLVES THE REPAIR OF AN EXISTING DWELLING. THE DRAWINGS ARE PREPARED UTILIZING THE OWNER SUPPLIED RECORD DRAWINGS AND LIMITED FIELD MEASUREMENTS. BY THE SUBMISSION OF A BID, ORDERING MATERIALS, OR COMMENCING THE WORK, CONTRACTOR CONFIRMS THAT THE DIMENSIONS AND QUANTITIES HAVE BEEN FIELD VERIFIED.

G2 PROVIDE ALL NECESSARY FACILITIES FOR ENVIRONMENTAL PROTECTION OF THE BUILDING'S, THEIR OCCUPANTS, & NEIGHBORING BUILDINGS, FROM DUST, NOISE,VIBRATION, ETC.

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G4 WATER TEST ALL ASSEMBLIES INCLUDED IN THIS SCOPE OF WORK, INCLUDING DECKS, DOORS, WINDOWS, ETC. NOTIFY ARCHITECT OF THE TEST SCHEDULE NOT LESS THAN TWO (2) WEEKS PRIOR TO THE TEST.
G5 CONTRACTOR SHALL BE RESPONSIBLE FOR THE FULL EXTENT OF DEMOLITION WHERE INDICATED & WHERE NECESSARY TO COMPLETE THE WORK OF THE PROJECT.

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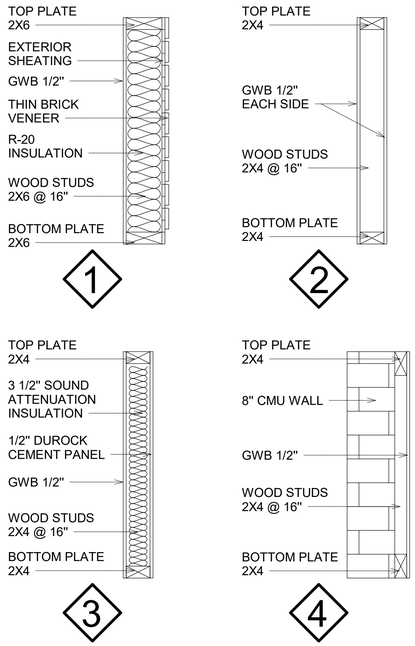
G7 PROVIDE TEMPORARY PROTECTION (WEATHERPROOF AND VANDAL PROOF) WHERE DOOR & WINDOW REPAIR/REMOVAL WORK OCCURS. REPAIR FINISHES AFFECTED BY THE INSTALLATION OF THE TEMPORARY PROTECTION.

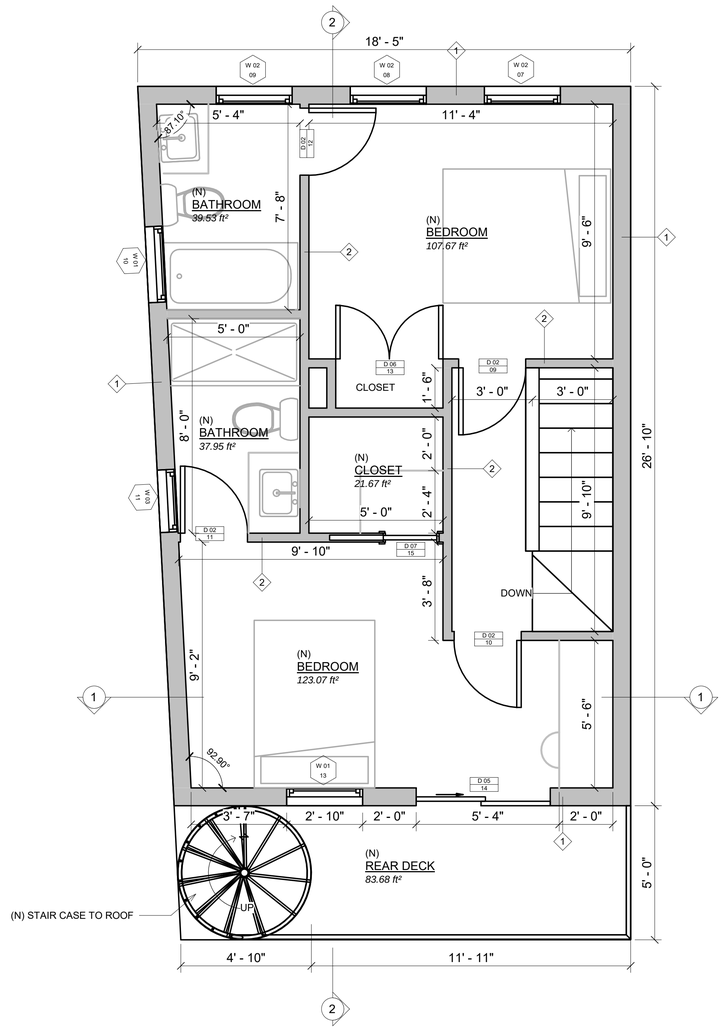
G8 CONTRACTOR TO SCHEDULE POST DEMOLITION MEETINGS WITH ARCHITECT TO CONFIRM THE SCOPE & DETAIL OF THE REPAIR/RECONSTRUCTION.

WALL TYPES

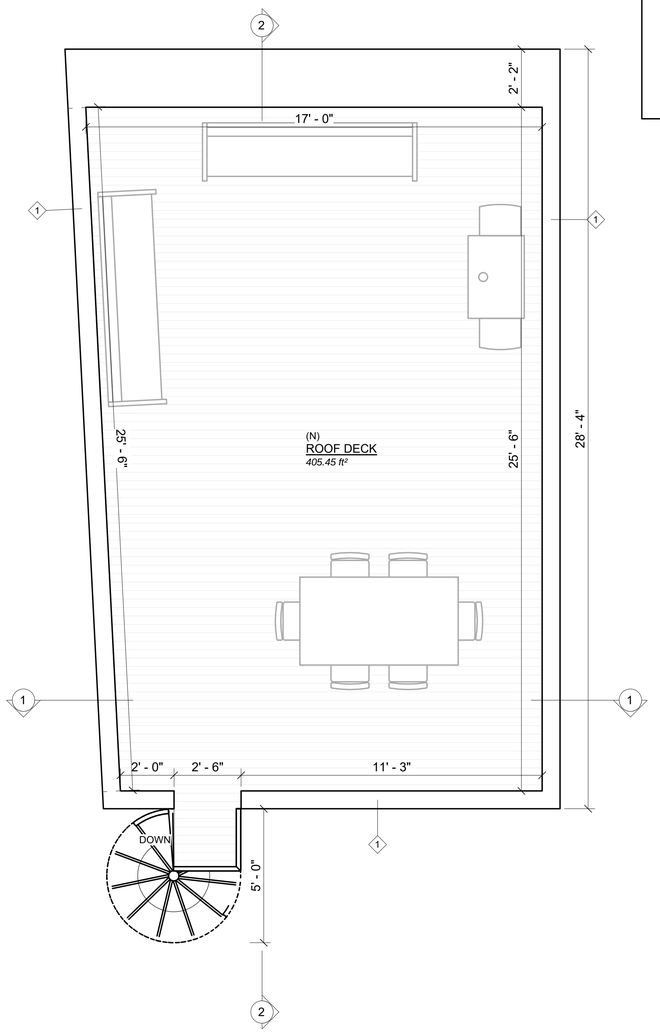


LEGEND

- EXISTING TO REMAIN
- NEW
- TO BE DEMOLISHED
- (E) EXISTING
- (N) NEW



1 PP03 - PROPOSED THIRD FLOOR PLAN
3/8" = 1'-0"



2 PP04 - PROPOSED ROOF DECK PLAN
3/8" = 1'-0"

3609 Urbana Pike
Frederick MD 21704
office@ideatellc.net

CLIENT:
-

DESIGNER:
JUAN PABLO GARZON

SEAL: VOID UNLESS SIGNED:

PROJECT:
1934 35TH PL NW
WASHINGTON DC

DRAWING TITLE:
PROPOSED FLOOR PLAN

RELEASE DATE:
06/08/22

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N.º	DATE	DESCRIPTION

SCALE:

SHEET:
AP 101

GENERAL NOTES

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G8 CONTRACTOR TO SCHEDULE POST DEMOLITION MEETINGS WITH ARCHITECT TO CONFIRM THE SCOPE & DETAIL OF THE REPAIR/RECONSTRUCTION.

1 PE03-PROPOSED NORTH ELEVATION
1/4" = 1'-0"

3 PE04-PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

4 PE02-PROPOSED WEST ELEVATION
1/4" = 1'-0"

LEGEND

- EXISTING TO REMAIN
- NEW
- DEMOLITION SECTION
- DEMOLITION PROJECTION
- (E) EXISTING
- (N) NEW

3609 Urbana Pike
Frederick MD 21704
office@ideatellc.net

CLIENT:
-

DESIGNER:
JUAN PABLO GARZON

SEAL: VOID UNLESS SIGNED:

PROJECT:
1934 35TH PL NW
WASHINGTON DC

DRAWING TITLE:
PROPOSED ELEVATIONS

RELEASE DATE:
06/08/22

REVISIONS:

N.º	DATE	DESCRIPTION

SCALE:

SHEET:
AP 200

GENERAL NOTES

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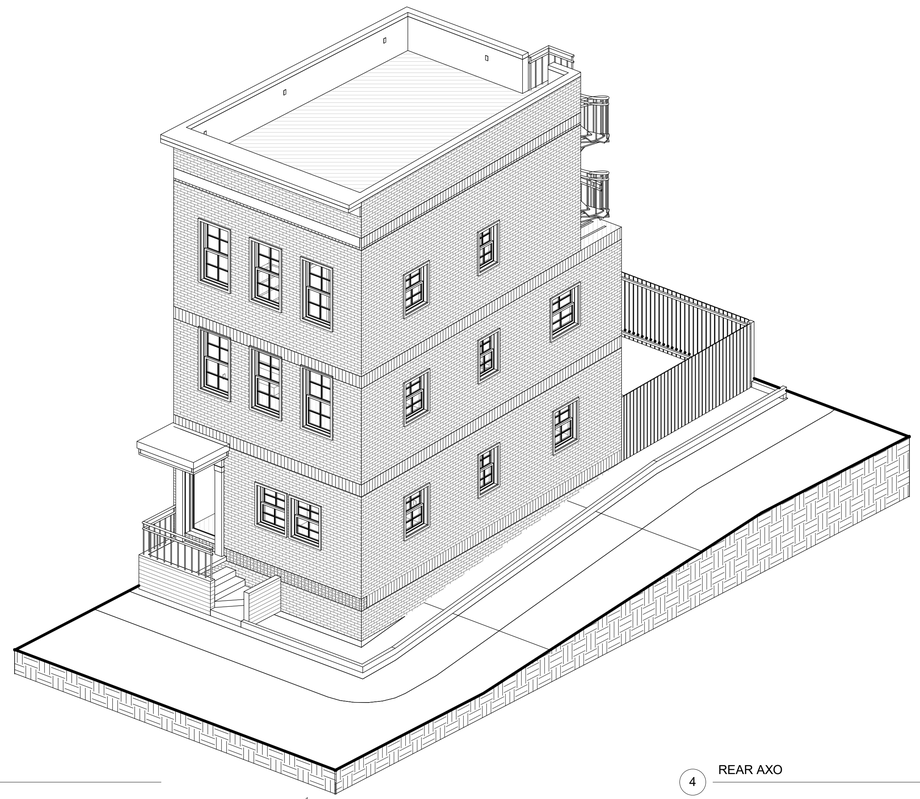
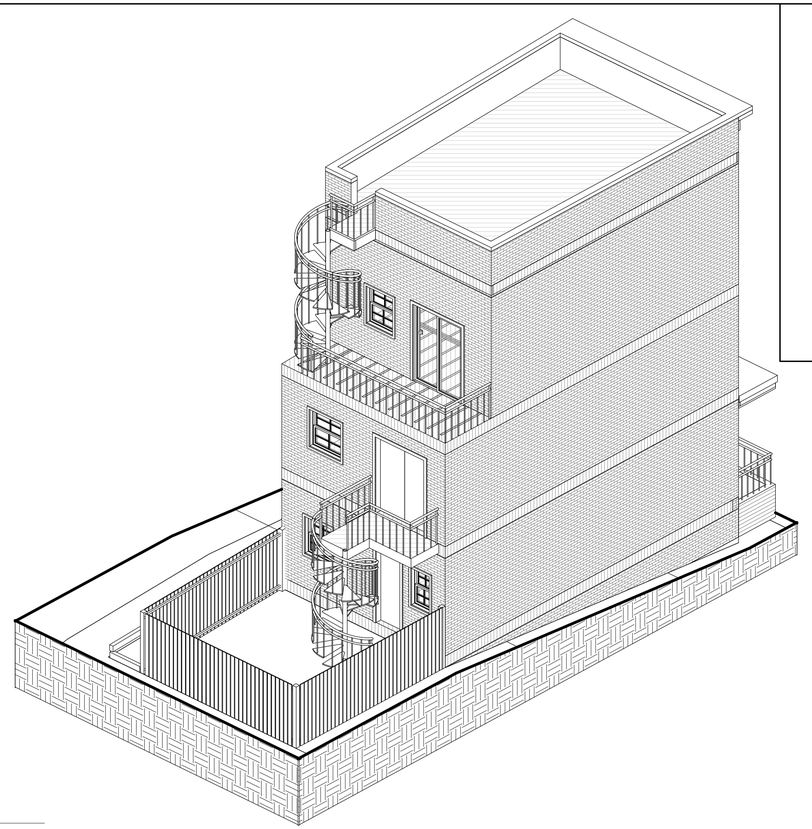


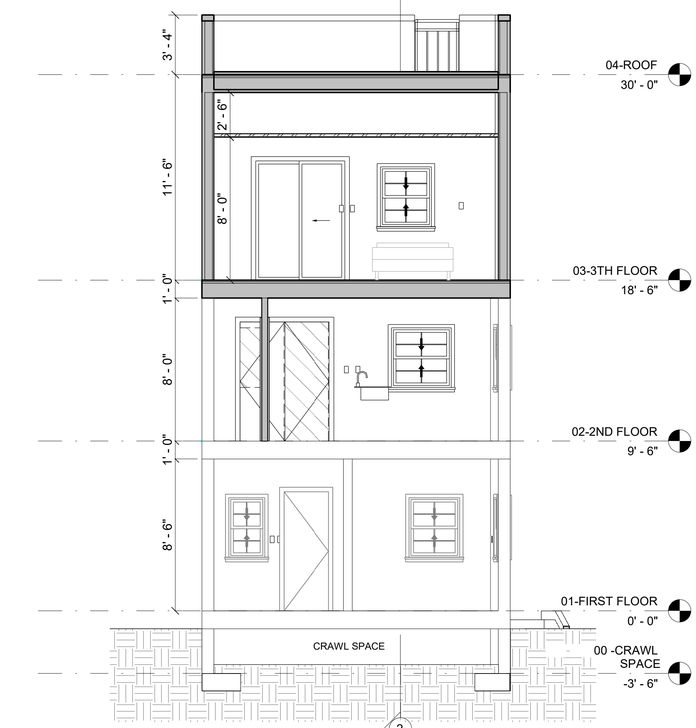
3 FRONT AXO



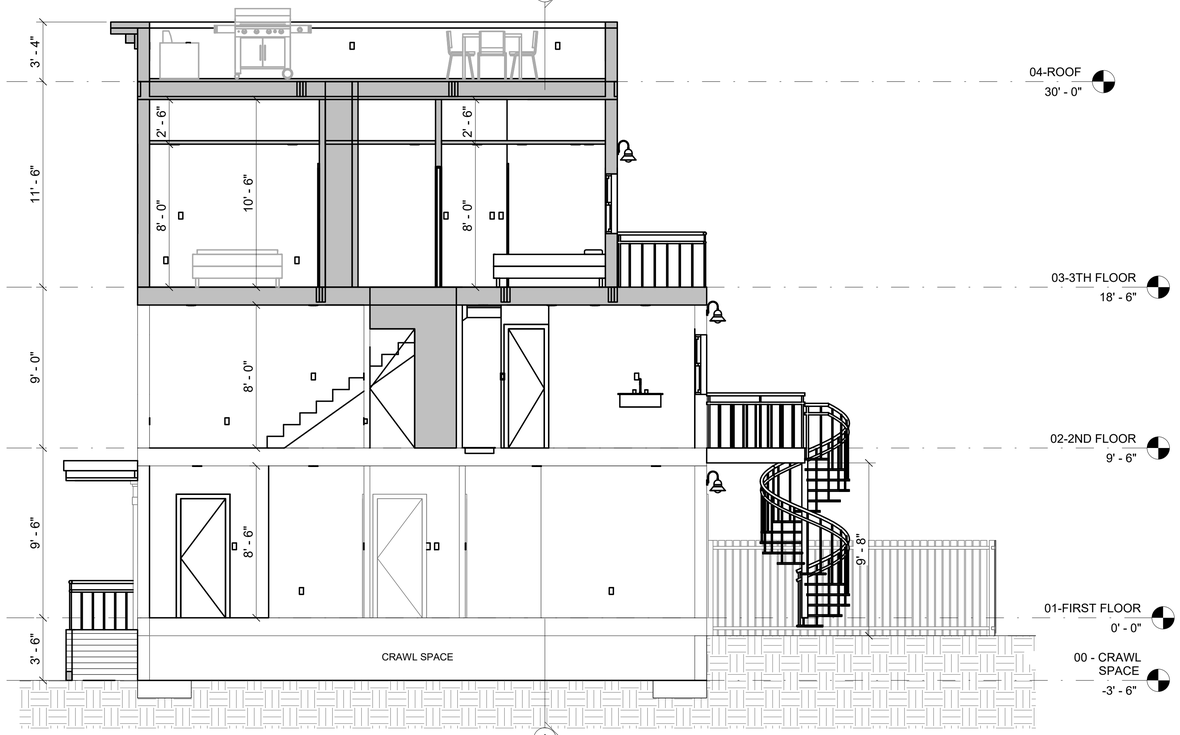
4 REAR AXO

LEGEND

- EXISTING TO REMAIN
- NEW
- DEMOLITION SECTION
- DEMOLITION PROJECTION
- (E) EXISTING
- (N) NEW



1 PS01 - PROPOSED TRANSVERSAL SECTION
1/4" = 1'-0"



2 PS02 - PROPOSED LONGITUDINAL SECTION
1/4" = 1'-0"

3609 Urbana Pike
Frederick MD 21704
office@ideatellc.net

CLIENT:
-

DESIGNER:
JUAN PABLO GARZON

SEAL: VOID UNLESS SIGNED:

PROJECT:
1934 35TH PL NW
WASHINGTON DC

DRAWING TITLE:
PROPOSED SECTIONS AND 3D

RELEASE DATE:
06/08/22

REVISIONS:

N.º	DATE	DESCRIPTION

SCALE:

SHEET:
AP 300

GENERAL NOTES

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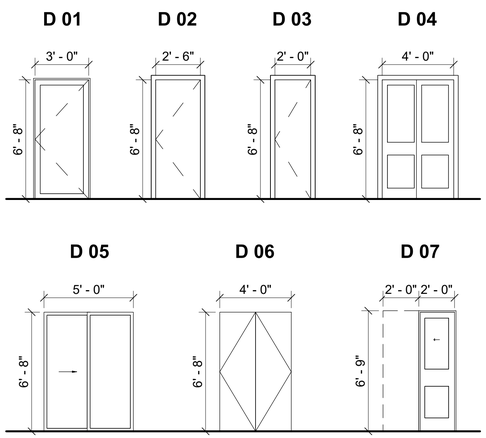
DOOR SCHEDULE

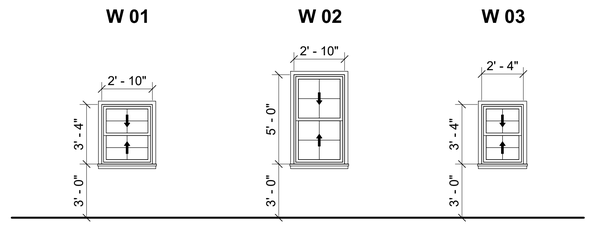
ID	#	DESCRIPTION	WIDHT	HEIGHT	QUANTITY
D 01					
D 01	01	SINGLE FLUSH SCREEN DOOR	3' - 0"	6' - 8"	1
D 02					1
D 02	02	SINGLE INTERIOR DOOR	2' - 6"	6' - 8"	1
D 02	03	SINGLE INTERIOR DOOR	2' - 6"	6' - 8"	1
D 02	09	SINGLE INTERIOR DOOR	2' - 6"	6' - 8"	1
D 02	10	SINGLE INTERIOR DOOR	2' - 6"	6' - 8"	1
D 02	11	SINGLE INTERIOR DOOR	2' - 6"	6' - 8"	1
D 02	12	SINGLE INTERIOR DOOR	2' - 6"	6' - 8"	1
D 03					6
D 03	04		2' - 0"	6' - 8"	1
D 03	06		2' - 0"	6' - 8"	1
D 05					2
D 05	14	SLIDING GLASS DOOR	5' - 0"	6' - 8"	1
D 06					1
D 06	13	DOUBLE FLUSH DOOR	4' - 0"	6' - 8"	1
D 07					1
D 07	15		2' - 0"	6' - 8"	1
D 11					1
D 11	08		5' - 0"	6' - 8"	1
TOTAL					1 13

WINDOW SCHEDULE

ID	#	DESCRIPTION	U FACTOR/SHGC	WIDTH	HEIGHT	HEIGHT FROM FLOOR	QUANTITY
W 01							
W 01	01	DOUBLE HUNG	0.30/0.40	2' - 10"	3' - 4"	3' - 0"	1
W 01	10	DOUBLE HUNG	0.30/0.40	2' - 10"	3' - 4"	3' - 0"	1
W 01	13	DOUBLE HUNG	0.30/0.40	2' - 10"	3' - 4"	3' - 0"	1
W 02							3
W 02	02		0.30/0.40	2' - 10"	5' - 0"	3' - 0"	1
W 02	03		0.30/0.40	2' - 10"	5' - 0"	3' - 0"	1
W 02	04		0.30/0.40	2' - 10"	5' - 0"	3' - 0"	1
W 02	07		0.30/0.40	2' - 10"	5' - 0"	3' - 0"	1
W 02	08		0.30/0.40	2' - 10"	5' - 0"	3' - 0"	1
W 02	09		0.30/0.40	2' - 10"	5' - 0"	3' - 0"	1
W 03							6
W 03	11		0.30/0.40	2' - 4"	3' - 4"	3' - 0"	1
W 06							1
W 06	05		0.30/0.40	3' - 4"	3' - 4"	3' - 0"	1
TOTAL							1 11



DOOR ELEVATIONS
1/4" = 1'-0"



WINDOW ELEVATIONS
1/4" = 1'-0"

3609 Urbana Pike
Frederick MD 21704
office@ideatellc.net

CLIENT:
-

DESIGNER:
JUAN PABLO GARZON

SEAL: VOID UNLESS SIGNED:

PROJECT:
1934 35TH ST NW
WASHINGTON DC

DRAWING TITLE:
DOORS AND WINDOWS SCHEDULE

RELEASE DATE:
06/08/22

REVISIONS:

N.º	DATE	DESCRIPTION

SCALE:

SHEET:
AP 600

1 INSULATION AND FENESTRATION REQUIREMENTS PER TABLE 402.1.1

SCALE: N.T.S

TABLE R402.1.2
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT[a]

Fenestration *U*-Factor[b]	0.30 *U*-Factor
Skylight[b] *U*-Factor	0.55 *U*-Factor
Glazed Fenestration SHGC[b]	0.40 Solar Heat Gain Coefficient (SHGC)
Ceiling	R-49
Wood Frame Wall and Rim Joists	R-19 in cavity + R-5 continuous on the exterior, **or** R-13 in cavity + R-10 continuous on the exterior, **or** R-15 continuous
Mass Wall[c]	R-15 continuous on the exterior, or R-20 continuous on the interior
Frame Floor	R-25 + R-5 continuous
Elevated Slab	R-15 continuous
Basement Wall	R-19 cavity + R-5 continuous on the exterior, **or** R-13 in cavity + R-10 continuous on the exterior, **or** R-15 continuous
Slab on Grade[d]	R-10 perimeter insulation for a depth of 2 ft.
Conditioned Crawlspace Wall	R-19 cavity + R-5 continuous on the exterior, **or** R-13 in cavity + R-10 continuous on the exterior, **or** R-15 continuous

For SI: 1 foot = 304.8 mm.

a. *R*-values are minimums. *U*-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed *R*-value of the insulation shall not be less than the *R*-value specified in the table.

b. The fenestration *U*-factor column excludes skylights. The SHGC column applies to all glazed fenestration.

c. The second *R*-value applies when more than half the insulation is on the interior of the mass wall.

d. R-5 shall be added to the required slab edge *R*-values for heated slab.

ENERGY COMPLIANCE INFO

FENESTRATION (WINDOW) U-FACTOR 0.35, SHGC 0.40
AIR BARRIERS SHALL COMPLY WITH TABLE R402.4.1.1
LIGHTING SHALL BE HIGH EFFICACY PER R404.1 PROGRAMMABLE THERMOSTATS PER R403.1.1.
MECHANICAL VENTILATION PER R403.5.
PIPE INSULATION & PROTECTION PER R403.3.
HVAC EQUIPMENT SHALL BE SIZED PER MANUALS AND LOADS PER MANUAL J AS REQUIRED B R403.6

OUTDOOR AIR FOR DWELLING UNIT.

THE MINIMUM CONTINUOUS OUTDOOR AIRFLOW RATE SHALL BE DETERMINED IN ACCORDANCE WITH EQUATION 4-9.
QOA = 0.01A FLOOR + 7.5(NBR+1)
WHERE: QOA = OUTDOOR AIRFLOW RATE,CFM
A FLOOR = FLOOR AREA, FT2
NBR = NUMBER OF BEDROOMS; NOT TO BE LESS THAN ONE.

CIRCULATION SYSTEMS.

HEATED WATER CIRCULATION SYSTEMS SHALL BE PROVIDED WITH A CIRCULATION PUMP. THE SYSTEM RETURN PIPE SHALL BE A DEDICATED RETURN PIPE OR A COLD-WATER SUPPLY PIPE. GRAVITY AND THERMOSYPHON CIRCULATION SYSTEMS SHALL BE PROHIBITED. CONTROLS FOR CIRCULATING HOT WATER SYSTEM PUMPS SHALL START THE PUMP BASED ON THE IDENTIFICATION OF A DEMAND FOR HOT WATER WITHIN THE OCCUPANCY. THE CONTROLS SHALL AUTOMATICALLY TURN OFF THE PUMP WHEN THE WATER IN THE CIRCULATION LOOP IS AT THE DESIRED TEMPERATURE AND WHEN THERE IS NO DEMAND FOR HOT WATER.

HEAT TRACE SYSTEMS.

ELECTRIC HEAT TRACE SYSTEMS SHALL COMPLY WITH IEEE 515.1 OR UL 515. CONTROLS FOR SUCH SYSTEMS SHALL AUTOMATICALLY ADJUST THE ENERGY INPUT TO THE HEAT TRACING TO MAINTAIN THE DESIRED WATER TEMPERATURE IN THE PIPING IN ACCORDANCE WITH THE TIMES WHEN HEATED WATER IS USED IN THE OCCUPANCY.

DEMAND RECIRCULATION SYSTEMS.

A WATER DISTRIBUTION SYSTEM HAVING ONE OR MORE RECIRCULATION PUMPS THAT PUMP WATER FROM A HEATED WATER SUPPLY PIPE BACK TO THE HEATED WATER SOURCE THROUGH A COLD-WATER SUPPLY PIPE SHALL BE A DEMAND RECIRCULATION WATER SYSTEM. PUMPS SHALL HAVE CONTROLS THAT COMPLY WITH BOTH OF THE FOLLOWING:

1. THE CONTROL SHALL START THE PUMP UPON RECEIVING A SIGNAL FROM THE ACTION OF A USER OF A FIXTURE OR APPLIANCE, SENSING THE PRESENCE OF A USER OF A FIXTURE OR SENSING THE FLOW OF HOT OR TEMPERED WATER TO A FIXTURE FITTING OR APPLIANCE.

2. THE CONTROL SHALL LIMIT THE TEMPERATURE OF THE WATER ENTERING THE COLD WATER PIPING TO 104ºF (40ºC).

2 AIR BARRIER AND INSULATION INSTALLATION PER TABLE 402.1.1

SCALE: N.T.S

TABLE R402.4.1.1
AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	AIR BARRIER CRITERIA[a]	INSULATION CRITERIA[a]
General requirements	A continuous air barrier shall be installed in the building envelope. Exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Cavity insulation installation		All cavities in the thermal envelope shall be filled with insulation. The density of the insulation shall be at the manufacturers' product recommendation and said density shall be maintained for all volume of each cavity. Batt type insulation will show no voids or gaps and maintain an even density for the entire cavity. Batt insulation shall be installed in the recommended cavity depth. Where an obstruction in the cavity due to services, blocking, bracing or other obstruction exists, the batt product will be cut to fit the remaining depth of the cavity. Where the batt is cut around obstructions, loose fill insulation shall be placed to fill any surface or concealed voids, and at the manufacturers' specified density. Where faced batt is used, the installation tabs must be stapled to the face of the stud. There shall be no compression to the batt at the edges of the cavity due to inset stapling installation tabs. Insulation that upon installation readily conforms to available space shall be installed filling the entire cavity and within the manufacturers' density recommendation.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier sealed. Access openings, drop down stair or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier. Batt insulation installed in attic roof assemblies may be compressed at exterior wall lines to allow for required attic ventilation.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between window/door jambs and framing and skylights and framing shall be sealed.	
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.

COMPONENT	AIR BARRIER CRITERIA[a]	INSULATION CRITERIA[a]
Floors (including above garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking or floor framing cavity insulation shall be permitted to be in contact with the topside of sheathing or continuous insulation installed on the underside of floor framing and extend from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I, black vapor retarder with overlapping joints taped.	Where provided instead of floor insulation, insulation shall be permanently attached to the crawlspace walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	
Narrow cavities		Batts in narrow cavities shall be cut to fit and installed to the correct density without any voids or gaps or compression, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the finished surface.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring		Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls. There shall be no voids or gaps or compression where cut to fit. Insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate the wall from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior wall	The air barrier shall be installed behind electrical or communication boxes or air sealed boxes shall be installed.	
HVAC register boots	HVAC supply and return register boots shall be sealed to the subfloor, wall covering or ceiling penetrated by the boot.	
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	

IC = insulation contact.
[a] In addition, inspection of log walls shall be in accordance with the provisions of ICC-400.

3609 Urbana Pike
Frederick MD 21704
office@ideatellc.net

CLIENT:
-

DESIGNER:
JUAN PABLO GARZON

SEAL: VOID UNLESS SIGNED:

PROJECT:
1934 35TH ST NW
WASHINGTON DC

DRAWING TITLE:
ENERGY VERIFICATION

RELEASE DATE:
06/08/22

REVISIONS:

N.º	DATE	DESCRIPTION

SCALE:

SHEET:
EN100

MECHANICAL NOTES

1. ALL MECHANICAL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT INTERNATIONAL MECHANICAL CODE INCLUDING COUNTY SUPPLEMENTS AND AMENDMENTS. ALL WORK SHALL BE EQUAL OR SUPERIOR TO THAT REQUIRED BY RULES, CODES, ORDERS, REGULATIONS AND LAWS IMPOSED BY AUTHORITY HAVING JURISDICTION. THE MORE STRINGENT OF THE CODES SHALL GOVERN.
2. SMOKE DETECTORS SHALL BE FURNISHED AND WIRED TO THE FIRE ALARM SYSTEM UNDER THE ELECTRICAL SECTION. UNDER THE MECHANICAL SECTION, THIS CONTRACTOR SHALL MOUNT THE DETECTORS IN DUCTWORK, WHERE REQUIRED BY CODE, AND SHALL WIRE THE DETECTORS TO FAN STARTERS FOR SHUTDOWN.
3. THE INSIDE OF ALL UNLINED DUCTWORK VISIBLE THROUGH A GRILLE OR DIFFUSER SHALL BE PAINTED FLAT BLACK.
4. ALL RETURN AIR OPENINGS ABOVE CEILINGS SHALL BE PROVIDED WITH A 1/4" MESH ALUMINUM SCREEN.
5. ALL DIMENSIONS SHOWN FOR DUCTWORK ARE NET INSIDE DIMENSIONS.
6. ALL WALL MOUNTED DEVICES SUCH AS THERMOSTATS SHALL BE TENTATIVELY MOUNTED AT 5.5 FEET ABOVE FLOOR.
7. ALL ROUND RUN OUTS TO DIFFUSERS SHALL BE THE SAME NORMAL SIZE AS THE SCHEDULED DIFFUSER NECK SIZE.
8. THOUGH SOME MANUAL VOLUME DAMPERS ARE SHOWN ON THE DRAWING, IT IS NOT THE INTENT OF THE DRAWINGS TO SHOW ALL MANUAL VOLUME DAMPERS IN SUPPLY, RETURN AND EXHAUST DUCTWORK. PROVIDE MANUAL VOLUME DAMPERS AT THE FOLLOWING LOCATIONS.

   8.A. ALL DUCT BRANCH TAKE-OFFS.
   8.B. CONNECTIONS TO DIFFUSERS, REGISTERS AND GRILLES.
   8.C. AS REQUIRED TO REGULATE THE FLOW OF AIR FOR PROPER BALANCE AND OPERATION OF THE DUCT SYSTEMS

9. PROVIDE ALL NECESSARY DUCT TRANSITIONS TO CONNECT DUCTWORK SYSTEMS TO EQUIPMENT AND DIFFUSERS.
10. HEATING AND COOLING EQUIPMENT IS SIZED PER ACCA MANUAL S BASED ON LOADS CALCULATED PER ACCA MANUAL JOR OTHER METHODS APPROVED BY THE CODE OFFICIAL.
11. ALL JOINTS AND SEAMS OF AIR DUCTS, AIR HANDLERS AND FILTER BOXES ARE SEALED.
12. HVAC PIPING CONVEYING FLUIDS ABOVE 105 DEGREES (FAHRENHEIT) OR CHILLED FLUIDS BELLOW 55 DEGREES (FAHRENHEIT) ARE INSULATED TO GREATER OR EQUAL R-3.
13. HVAC LINE SET PIPING SHALL BE PROTECTED BY TPO (THERMOPLASTIC POLYOLEFIN MEMBRANE) ROLLED MASTIC SEALANT A 6.5 MIL MEMBRANE LAMINATED TO A BUTYL ADHESIVE SEALANT TO FORM A 22 MIL COMPOSITE.
14. HOT WATER PIPES SHALL BE INSULATED GREATER OR EQUAL TO R-3.
15. AUTOMATIC OR GRAVITY DAMPERS ARE INSULATED ON ALL OUTDOOR INTAKES / EXHAUSTS.
16. BLOWER DOOR TEST AT 50 Pa. ,<=5 ACH IN CLIMATE ZONES 1-2, AND <=3 EACH CLIMATE ZONE.
17. DUCT TIGHTNESS TEST RESULT OF <=4 CMF/100 FT2 WITHOUT AIR HANDLER AT 25 Pa. FOR ROUGH-IN TESTS, VERIFICATION MAY NEED TO OCCUR DURING FRAMING INSPECTION.
18. AIR HANDLER LEAKAGE DESIGNATED BY MANUFACTURE <=2% OF DESIGN AIR FLOW.
19. HEAT PUMP THERMOSTATS SHALL BE INSTALLED ON HEAT PUMPS.
20. PROGRAMMABLE THERMOSTATS SHALL BE INSTALLED ON FORCED AIR FURNACES.
21. ALL MECHANICAL VENTILATION SYSTEM FANS NOT PART OF TESTED AND LISTED HVAC EQUIPMENT SHALL MEET EFFICACY AND AIR FLOW LIMITS.
22. SUPPLY DUCTS IN ATTIC SHALL BE INSULATED TO AT LEAST A-8. ALL OTHER DUCTS IN UNCONDITIONED SPACES OR OUTSIDE THE BUILDING ENVELOPE ARE AT LEAST R-6.
23. SEAL RECESSED LIGHTS IN TOP FLOOR FROM AIR LEAKAGE WITH FIRE-RATED FOAM TO CLOSE ANY VOIDS OR CRACKS.

PLUMBING NOTES

1. ALL PLUBMING WORK SHALL BE IN ACCORDANCE WITH THE CURRENT NATIONAL STANDARD PLUBMING CODE INCLUDING COUNTY SUPPLEMENTS AND AMENDMENTS. ALL WORK SHALL BE EQUAL OR SUPERIOR TO THAT REQUIRED BY RULES, CODES, ORDERS, REGULATIONS AND LAWS IMPOSED BY AUTHORITY HAVING JURISDICTION. THE MORE STRINGENT CODES SHALL GOVERN.
2. NO PLUMBING FIXTURE, DEVICE OR PIPING SHALL BE INSTALLED THAT WILL PROVIDE A CROSS CONNECTION OR INTERCONNECTION BETWEEN A DISTURBING WATER SUPPLY FOR DRINKING WATER, OR DOMESTIC PURPOSE AND A POLLUTED SUPPLY SUCH AS DRAINAGE SYSTEM OR SOIL WASTE PIPE SO AS TO MAKE POSSIBLE THE BACKFLOW OF SEWAGE, POLLUTED WATER OR WASTE INTO THE WATER SUPPLY SYSTEM.
3. TRANSITIONS FITTING OR DISSIMILAR PIPE MATERIALS, WHERE GALVANIC CORROSION COULD OCCUR, SHALL BE. NON-CONDUCTIVE TYPE COMPLYING WITH LOCAL AND STATE PLUMBING CODES.
4. INSTALLATION OF ALL PIPING SHALL BE DONE WITH EXTREME CARE TO ENSURE CLEAN PIPELINES FREE OF SCALE, RUST, METAL SHAVINGS, WELD SPLATTER OR BEADS, SAND, DIRT, GREASE AND ALL OTHER IMPURITIES OR FOREIGN MATTER. OPEN CONNECTIONS SHALL BE SEALED AT THE END OF THE DAY TO KEEP OUT DEBRIS UNTIL WORK IS RESUMED.
5. ALL PIPING PENETRATIONS THROUGH CEILINGS AND WALL SHALL BE INSTALLED WITH ESCUTCHEONS AT THE PENETRATION. ALL PIPING PENETRATING EXTERIOR WALLS AND ROOFS SHALL BE FLASHED IN AN APPROVED MANNER AND SHALL BE PROVIDED WITH FIRE RATED SEALS AS REQUIRED BY LOCAL CODE AUTHORITY.
6. TOPS OF ALL FLOOR DRAINS SHALL BE SET FLUSHED WITH THE FINISHED FLOOR. ALL PIPING ABOVE GRADE SHALL BE PROPERLY SUPPORTED BY THE BUILDING STRUCTURE AND SHALL NOT REST ON CEILING STRUCTURE OR COMPONENTS.
7. PROVIDE SHUTOFF VALVES ON ALL BRANCH PIPING AND ON ALL SUPPLIES TO INDIVIDUAL FIXTURES AND EQUIPMENT. PROVIDE BALL VALVES ON ALL WATER MAIN BRANCHES IN CORRIDORS AND WHERE INDICATED ON DRAWINGS.
8. PROVIDE CLAMPS, OFFSETS, EXPANSION JOINTS, ANCHORS AND GUIDES AS NECESSARY TO PREVENT STRESS ON PIPING.
9. PROVIDE VENTS AT HIGH POINTS IN PIPING SYSTEM AND DRAIN VALVES AT LOW POINTS.
10. PITCH PRESSURE PIPING AND GRAVITY PIPING IN DIRECTION OF FLOW.
11. VERIFY EXACT SIZES, LOCATIONS, INVERTS AND ELEVATIONS PRIOR TO RUNNING ANY PIPING. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF ALL FIXTURES AND EQUIPMENT.
12. HOT WATER PIPES ARE INSULATED TO AT LEAST R-3.
13. HOSE BIBBS SHALL BE BRASS FITTINGS AND INCLUDE VACUUM BREAKS WITH ANTI-SIPHON, FROST FREE SILCOCK VALVES TO PREVENT FREEZING.
14. CIRCULATING HOT WATER SYSTEMS HAVE AUTOMATIC OR ACCESSIBLE MANUAL CONTROLS.

ELECTRICAL NOTES

1) GENERAL REQUIREMENTS

1. ALL WORK SHALL BE IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE, LATEST EDITION, AND ALL LOCAL AND STATE AUTHORITIES HAVING JURISDICTION THERE OF.
2. UPON COMPLETION OF WORK ADJUST ALL EQUIPMENT AND TEST ALL SYSTEMS. PROVIDE OWNER WITH FINAL ELECTRICAL INSPECTION CERTIFICATE.
3. ALL EQUIPMENT HALL BE SPECIFICATION GRADE AND SHALL HAVE ALL U.L. LABEL FOR INTENDED USE.
4. ELECTRICAL SYSTEMS SHALL BE COMPLETE IN EVERY DETAIL, INCLUDING ALL INCIDENTAL ITEMS FOR A PROPER AND FUNCTIONING INSTALLATION SUBJECT TO FINAL APPROVAL OF ACHITECT/ENGINEER.
5. ALL REQUIRED PERMIT AND INSPECTIONS SHALL BE OBTAINED BY CONTRACTOR AND SUCH COSTS SHALL BE INCLUDED IN THE BID PRICE FOR THIS WORK.
6. PROVIDE UL LISTED SYSTEM FOR THE FIRE STOPPING PENETRATION THROUGH FIRE RATED ASSEMBLIES. PROVIDE SYSTEM WITH EQUAL OR GRATER RATING THAN ASSEMBLY. REFER TO ARCHITECTURAL DOCUMENTS FOR RATINGS AND LOCATION OF ASSEMBLIES.
7. EXAMINATION OF SITE IS MANDATORY. CONTRACTOR IS HERE BY HELD TO HAVE EXAMINED THE SITE AND HAVE INCLUDED IN HIS BID PRICE ALL THE COSTS DUE TO SITE AND FIELD CONDITIONS.
8. COMPLETE IDENTIFICATION OF PROJECT ELECTRICAL COMPONENTS IS REQUIRED. IDENTIFY ALL PANELS, DISCONNECTS, CONTROL DEVICES, ETC, WITH THE NOMENCLATURE INDICATED ON THE DOCUMENTS AND WITH POWER SOURCE AND ELECTRICAL RATINGS USING PLASTIC LAMINATE NAMEPLATE. INSTALL TYPE WRITTEN DIRECTORIES OF ALL CIRCUITS ON INSIDE OF PANELS.
9. PROVIDE TEMPORARY POWER AND LIGHTING DURING CONSTRUCTION. REMOVE TEMPORARY WIRING UPON COMPLETION OF THE PROJECT TEMPORARY SERVICES SHALL BE AS REQUIRED, BY N.E.C. AND OSHA.
10. GROUND CONTINUITY SHALL BE MAINTAINED THROUGHOUT THE ELECTRICAL SYSTEM. INSTALL EQUIPMENT GROUNDING CONDUCTOR WITH EVERY CIRCUIT.
11. COORDINATE SIZE AND LOCATION OF ANY REQUIRED ACCESS PANELS IN WALLS OR FINISHED CEILINGS WITH ARCHITECT PRIOR TO INSTALLATION.
12. FLUORESCENT BALLASTS SMALL BE UNIVERSAL VOLTAGE 120V THROUGH 277V, PROGRAMMED RAPID START, MAXIMUM 10% THD. OSRAM SYLVANIA SERIES, OR APPROVED EQUAL BY ADVANCE, GE, LUTRON OR MOTOROLA.
13. FLUORESCENT LAMPS SHALL BE MINIMUM 80 COLOR RENDERING INDEX, 3500K COLOR TEMPERATURE, LOW MERCURY TCLP-COMPLIANT TYPE.
14. PROVIDE FACTORY INSTALLED FUSING IN EACH FIXTURE.
15. FOR ALL ELECTRIC-DISCHARGE LIGHTING FIXTURES, PROVIDE LUMINAIRE DISCONNECTING MEANS TO DISCONNECT PHASE AND NEUTRAL CONDUCTORS FROM THE BRANCH CIRCUIT TO THE BALLAST. LOCATE DISCONNECTING MEANS CONCEALED WITHIN THE FIXTURE. TYPICAL FOR NEW, REUSED AND RELOCATED FIXTURES. ASSUME ALL REUSED AND RELOCATED FIXTURES REQUIRE THE YIELD ADDITION OF DISCONNECTING MEANS AND INCLUDE WORK IN BID. PROVIDE ALL NEW FIXTURES WITH DISCONNECTING MEANS FACTORY-INSTALLED. PROVIDE THOMAS & BETTS STA-ON LUMINAIRE DISCONNECT OR EQUAL.
16. PROVIDE PHOTOMETRIC CALCULATIONS FOR ANY FIXTURE SUBSTITUTIONS PROPOSED, INCLUDING FIXTURES SUBMITTED AS EQUAL IF REQUESTED BY THE A/E.
17. SUBMIT LAMP AND BALLAST PRODUCT DATA WITH EACH FIXTURE TYPE.
18. IC-RATED RECESSED LIGHTING FIXTURES SEALED AT HOUSING /INTERIOR FINISH AND LABELED TO INDICATE GREATER R EQUAL TO 2 CFM LEAKAGE AT 75 Pa.
19. 75% OF LAMPS IN PERMANENT FIXTURES OR 75% OF PERMANENT FIXTURES SHALL HAVE HIGH EFFICIENCY LAMPS. REQUIREMENT DOES NOT APPLY TO LOW-VOLTAGE LIGHTING.

2) WARRANTY

UNLESS A LONGER PERIOD IS SPECIFIED IN INDIVIDUAL PARAGRAPHS, PROVIDE A MINIMUM OF A ONE YEAR WARRANTY ON ALL ELECTRICAL WORK BEGINNING THE DATE OF THE FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER.

3) SUBMITTALS

1. SUBMIT SHOP DRAWINGS FOR ALL MAJOR COMPONENTS OR SYSTEMS OF THE PROJECT. SUBMIT ADDITIONAL SHOP DRAWINGS IF REQUESTED BY ENGINEER.
2. NO APPARATUS OR EQUIPMENT SHALL BE SHIPPED FROM STOCK OR FABRICATED UNTIL SHOP DRAWINGS FOR THE SAME HAVE BEEN STAMPED"REVIEWED" OR "REVIEWED AS NOTED." SUBMIT DATA REQUIRED FOR TRANSFORMERS SUCH AS EFFICIENCY, REGULATION, CORE LOSS AND SOUND LEVELS. (SEE APPLICABLE SECTIONS).
3. SUBMIT SYSTEM COMPONENTS, PRODUCT DATA AND SHOP DRAWING COMPLETE FOR EACH SYSTEM UNDER ONE SUBMITTAL. DO NOT BREAK OUT EQUIPMENT FOR ONE SYSTEM BETWEEN MULTIPLE SUBMITTALS.
4. UNIQUELY NUMBER EACH PAGE IN SUBMITTAL.
5. IF DIFFERENT SYSTEMS ARE INCLUDED IN ONE SUBMITTAL, CLEARLY SEPARATE INFORMATION AND PROVIDE DIFFERENT SUB-NUMBERING OF SYSTEMS. SHOP DRAWINGS THAT ARE INCOMPLETE, UNSIGNED AND NOR PLAINLY MARKED WILL NOT BE REVIEWED.

4) UTILITY SERVICE

1. ELECTRIC SERVICE TO THE SITE WILL BE UNDERGROUND, SECONDARY METERED SERVICE AT THE VOLTAGE INDICATED IN THE DRAWINGS. INCLUDE ALL COSTS IN BID DOCUMENTS.
2. CONSULT UTILITY COMPANIES PROVIDING SERVICE TO THIS PROJECT AND COMPLY WITH THE REQUIREMENTS. INCLUDE ANY UTILITY COMPANY CHARGES IN BASE BID PRICE.

5) ELECTRICAL EQUIPMENT AND DEVICES

1. RECEPTACLES SHALL BE SPECIFICATION GRADE, GROUNDING TYPE, 2-POLE, 3-WIRE, AND POLARIZED. RECEPTACLES IN GENERAL SHALL BE 20A, 125V., HUBBELL #HBL5362 OR EQUAL MOUNTED 18" AFF EXCEPT AT COUNTERS WHERE "THEY SHALL BE 6"ABOVE COUNTER AND IN TOILET ROOMS AT 48" AFF. RECEPTACLES ON SINGLE CIRCUIT SHALL BE 20 AMPERES, HUBBELL #HBL5362. HIGH AMPERE RATINGS AND VOLTAGES ARE INDICATED ON DRAWINGS.
2. RECEPTACLES DESIGNATED "GFR" SHALL BE GROUND FAULT RECEPTACLES, SIMILAR TO HUBBELL #GF-536. FOR OUTDOOR OR WET LOCATIONS, PROVIDE WATERPROOF BOX AND GASKET COVER PLATE. WIRE 'GFR' RECEPTACLES FOR SELF PROTECTION AND NOT DOWNSTREAM PROTECTION OF OTHER WIRING DEVICES.
3. SWITCHES SHALL BE SINGLE POLE, TWO POLE, OR THREE-WAY, AS INDICATED, TOGGLE TYPE, 20A, 120/277V., QUIET TYPE, HUBBELL #1221/1222/1223/OR EQUAL, PILOT TYPE SWITCHES HUBBELL #1251.
4. TIME SWITCHES SHALL BE ELECTRONIC, PROGRAMMABLE, TWO CHANNEL, FULL YEAR OR SEVEN DAY PROGRAMMING, NI-CAD BATTERY BACK-UP WITH CHARGER, 365 DAY ASTRO DIAL AND MONETARY FEATURE FOR ALL CIRCUITS, WITH AUTOMATIC DAYLIGHT SAVINGS AND LEAP YEAR ADJUSTMENTS AND SEASONAL PROGRAMMING, TORK DZS-200A GENERAL PURPOSE.
5. LOCATE TIME SWITCHES AND CONTACTORS ADJACENT TO THE PANEL SERVING THEM, UNLESS OTHERWISE INDICATED.
6. WIRING DEVICE COLORS SHALL BE AS SELECTED BY OWNER/ARCHITECTS
7. DEVICE COVER PLATES SHALL BE OF TYPE AND NUMBER GANGS FOR DEVICES INSTALLED, SMOOTH EDGED 302/304 GRADE BRUSHED STAINLESS STEEL.
8. PROVIDE TELEPHONE/DATA OUTLETS AND STUBS AS INDICATED. TELEPHONE/DATA OUTLETS SHALL CONSIST OF TWO GANG OUTLET BOX WITH PLASTER RING AND NO COVER PLATE. JACK AN COVER PLATE ARE SUPPLIED BY OTHERS. HEIGHT OF OUTLET FOR DESK PHONE IS 18" AFF AND FOR PHONE WALL 48" AFF. TELEPHON/DATA OUTLETS SHALL CONTAIN A 3/4" CONDUIT FROM OUTLET TO AN ACCESSIBLE PORTION OF CEILING SPACE TERMINATE WITH INSULATED BUSHING.

6) CONDUCTORS

1. ALL CONDUCTORS SHALL BE SOFT-DRAWN COPPER OF SIZES INDICATED ON THE DRAWINGS. ALL CONDUCTORS SHALL BE INSULATED FOR 600 VOLTS AND WITH 75 DEGREES (CENTIGRADE) CODE GRADE INSULATION
2. ALL WIRING SHALL BE WITH COPPER CONDUCTORS FULL RATED FOR LOAD SERVICED. MINIMUM WIRE SIZE SHALL BE #12 AWG. CIRCUITS SHALL BE CONNECTED WITH LOADS NOT TO EXCEED 60% OF BREAKER TRIP RATING
3. CONDUCTORS SIZED #10 AND SMALLER SHALL BE SOLID. ALL CONDUCTORS LARGER THAN #10 SHALL BE MADE UP OF STRANDED SINGLE CONDUCTOR CABLE CONDUCTORS SHALL HAVE THWN OR THHN INSULATION AS APPLICABLE. CONDUCTORS IN UNDERGROUND CONDUIT AND FOR SERVICE ENTRANCE CONDUCTOR SHALL HAVE XHHW OR THWN INSULATION.
4. #12 AWG SHALL BE THE MINIMUM WIRE SIZE ALLOWED EXCEPT #14 AWG MAY BE USED FOR CONTROL WIRING.
5. TYPICAL BRANCH CIRCUITS FROM 20A, 1-POLE BRANCH OVER CURRENT DEVICES ARE 1/2"C, 2 #12 AND 1 #12G.
6. METAL CLAD (MC) TYPE CABLES MAY BE USED AS PERMITTED BY THE NATIONAL ELECTRIC CODE UNLESS OTHERWISE NOTED.

7) STARTERS ,SAFETY SWITCHES ,FUSES AND HEATER

1. MANUAL MOTOR STARTERS SHALL BE 600V TOGGLE TYPE WITH THERMAL OVERLOAD ELEMENT FOR MOTOR PROTECTION STAINLESS STEEL COVER PLATE AND PILOT LIGHT; FLUSH IN ALL AREAS EXCEPT IN UNFINISHED SPACES. CONTRACTOR TO COORDINATE AND PROVIDE QUANTITY OF POLES AS REQUIRED FOR BRANCH CIRCUIT AND LOAD SERVED. MANUAL MOTOR SWITCHES SHALL BE THE SAME AS MANUAL STARTERS EXCEPT WITHOUT OVERLOADS AND USED AS DISCONNECTING MEANS.
2. MAGNETIC MOTOR STARTERS SHALL BE 600 VOLT 3-PHASE WITH 3 THERMAL OVERLOAD ELEMENTS, HOA SWITCH AND RESET BUTTON IN COVER AND GREEN PILOT RUNNING LIGHT, NEMA ENCLOSURE AND SIZE AS INDICATED. COMBINATION STARTERS SHALL HAVE BUILT-IN FUSED DISCONNECT. PROVIDE START-STOP PUSH BUTTONS FOR USE IN HAND (MANUAL) MODE.
3. PROVIDE THERMAL ALLOY MELTING TYPE HEATER ELEMENTS FOR ALL MOTORS BASED ON MOTOR NAMEPLATE DATA.
4. SAFETY AND DISCONNECT SWITCHES SHALL BE 250 OR 600 VOLTS AS REQUIRED, HEAVY DUTY, TWO OR THREE POLE, "QUICK-MAKE", "QUICKBREAK" SWITCH MECHANISM AND COVER INTERLOCK. SWITCHES SHALL BE FUSED OR UNFUSED AS INDICATED AND SHALL HAVE A PAD LOCK PROVISION, WITH NEMA TYPE ENCLOSURE FOR LOCATION USED. SWITCHES SHALL BE SQUARE "D" CLASS 3110 OR APPROVED EQUAL.
5. PROVIDE ALL NECESSARY FUSES AND REPLACE ALL THOSE BLOWN DURING CONSTRUCTION. ALL FUSES SHALL BE TIME LAG, DUAL ELEMENT, BUSSMAN "LOW PEAK YELLOW" OR EQUAL.

8) PANEL BOARDS

1. PANEL SHALL BE BRACED FOR MINIMUM 22,000 A.I.C.AS DESIGNED AND INDICATED ON RISER DIAGRAM AND SHORT CIRCUIT ANALYSIS SCHEDULE, DEAD FRONT CONSTRUCTION. VOLTAGE, PHASE, AMPERE RATING, AND DEVICES SHALL BE AS INDICATED ON THE DRAWINGS. MAIN DISTRIBUTION PANEL SHALL HAVE SERVICE ENTRANCE SERVICE.
2. 2. LIGHTING PANELS SHALL BE OF VOLTAGE, PHASE, SERVICE AND NUMBER OF WIRES INDICATED IN THE DRAWINGS. BREAKERS SHALL BE THERMAL MAGNETIC, TRIP FREE, SINGLE OR MULTI-POLE, BOLTED DESIGN, MOLDED CASE, MINIMUM 22,000 A.I.C. AT 240 VOLTS PER SHORT CIRCUIT SCHEDULE ON DRAWINGS. DEVICES SHALL BE AS INDICATED ON THE DRAWINGS OR AS SCHEDULED.
3. 3. CONTRACTOR, MANUFACTURERS MAY RE-ARRANGE CIRCUIT ORDER IN PANELS, HOWEVER CIRCUIT NUMBERS FROM PANELBOARD SCHEDULES IN CONTRACT DOCUMENTS MUST BE INDICATED ON ANY SUBMITTED PANELBOARD ELEVATIONS, TABLES, DRAWINGS, AND SCHEDULES.

9) INSTALLATION AND METHODS OF EXECUTION

1. ALL WIRING SHALL BE IN CONDUIT,MINIMUM OF 1/2". FLEXIBLE METAL CONDUIT SHALL BE USED FOR SHORT CONNECTION TO MOTORS, FINAL CONNECTION TO RECESSED LIGHTING FIXTURES FROM RIGIDLY MOUNTED OUTLET BOX (NOT BETWEEN FIXTURES), VIBRATING EQUIPMENT, ETC., BUT NEVER LONGER THAN 6 FEET. PROVIDE PROVIDE LIQUID TIGHT FLEXIBLE METAL CONDUIT FOR ALL APPLICATIONS EXPOSED TO WATER OR WEATHER. PROVIDE ANTI-SHORT BUSHINGS FOR ALL FLEXIBLE CONDUIT ARMOR TERMINATIONS. PROVIDE SEPARATE EQUIPMENT GROUND WIRE IN ALL CONDUIT RUNS.
2. ALL SWITCHES TO BE MOUNTED AT 48" A.F.F. UNLESS NOTED.
3. ALL OUTLETS TO BE MOUNTED AT 12" A.F.F. WHERE PERMITTED BY CODE
4. CONDUIT CONCEALED IN CEILING, WALLS OR FURRED SPACES OR EXPOSED IN DRY LOCATIONS SHALL BE EMT, THIN WALL ELECTRIC METALLIC TUBING. CONDUIT EXPOSED TO WEATHER , IN CONTACT WITH CONCRETE, BURIED IN SLAB, OR IN HAZARDOUS AREAS, SHALL BE HEAVY WALL, RIGID. ALL CONDUITS SHALL BE HOT DIPPED GALVANIZED STEEL.
5. ALL WORK IN HAZARDOUS LOCATIONS SHALL BE DONE IN STRICT CONFORMANCE WITH NEC ARTICLE 500.
6. PLASTIC CONDUIT, PVC-40, SHALL BE USED ONLY AS INDICATED IN THE DRAWINGS. PLASTIC CONDUIT SHALL BE APPROVED FOR UNDERGROUND USE. PVC BURIAL DEPTH SHALL BE 36" MINIMUM BELOW FINISH GRADE. IN PVC CONDUIT SYSTEMS, RISERS ABOVE GROUND SHALL BE RIGID HEAVY WALL STEEL.
7. CONDUIT RUNS SHOWN ON DRAWINGS ARE DIAGRAMMATIC. EXACT ROUTING OF CONDUIT RUNS SHALL SUIT JOB CONDITIONS. EXPOSED CONDUIT SHALL BE RUN ONLY IN UNFINISHED AREAS SUBJECT TO FINAL APPROVAL F ENGINEER AND SHALL RUN PARALLEL TO BUILDING LINES, NEVER DIAGONALLY.
8. CONNECTION TO EQUIPMENT SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S SHOP AND INSTALLATION DRAWINGS. REQUIREMENTS GENERALLY VARY FROM ONE MANUFACTURER TO ANOTHER AND CONTRACTOR IS BOUND TO COMPLY AND PROVIDE ALL WORK REQUIRED ALTHOUGH CERTAIN DISCREPANCIES MAY EXIST REGARDING THE REQUIREMENT FROM ONE MANUFACTURER TO ANOTHER.
9. PROVIDE POWER WIRING, DISCONNECTS, AND PROTECTION DEVICES TO ALL MECHANICAL EQUIPMENT AND MAKE FINAL CONNECTIONS, INCLUDING TESTING OF MOTORS FOR PROPER ROTATION.
10. OUTLET BOXES MAY-BE SURFACE MOUNTED ON EXISTENT WALLS (CMU, BRICK ON CONCRETE) WITH SMALLEST SURFACE RACEWAY AS REQUIRED FOR WIRING INSTALLED. PROVIDE FLUSH OUTLET BOXES AND CONDUIT AT NEW CONSTRUCTION WALL AND AT EXISTING WALLS WHICH ARE NT CMU BRICK OR CONCRETE CONSTRUCTION. CUT AND PATCH EXISTING WALLS AS REQUIRED FOR FLUSH INSTALLATION.
11. PROVIDE 4" TALL CONCRETE HOUSEKEEPING PADS FOR ALL FLOOR MOUNTED ELECTRICAL EQUIPMENT.

3609 Urbana Pike
Frederick MD 21704
office@ideatellc.net

CLIENT:
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DESIGNER:
JUAN PABLO GARZON

SEAL: VOID UNLESS SIGNED:

PROJECT:
1934 35TH ST NW
WASHINGTON DC

DRAWING TITLE:
MEP NOTES AND SPECIFICATIONS

RELEASE DATE:
06/08/22

REVISIONS:

N.º	DATE	DESCRIPTION

SCALE:

SHEET:
MEP100

MEP SYMBOLS

INCANDESCENT WALL MOUNTEDLIGHT FIXTURE	ELECTRICAL PANEL	THERMOSTAST
SPRINKLER FULL WALL	RECESSED LIGHTNING	LIGHT FAN
SINGLE POLE LIGHT SWITCH	EXTERIOR MOTION DETECTOR LIGHTING	FIRE EXTINGUISHER
TRIPLE POLE LIGHT SWITCH	HARDWIRED, INTERCONNECTED SMOKE DETECTORWITH BATERY BACKUP	DUCT
WEATHERPROOF OUTLET	HEAVY DUTY OUTLET	AIR SUPPLY
GROUND FAULT INTERUPT	BUZZER	AIR RETURN SUPPLY
ARC FAULT INTERUPT	CHIME	
DUPLEX RECEPTOR	EXHAUST FAN	

ELECTRICAL NOTES

SCOPE: THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL A COMPLETE ELECTRICAL SYSTEM AS SHOWN ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS.

WORKMANSHIP: ALL WORK SHALL BE EXECUTED IN A NEAT AND WORKMANLIKE MANNER. ALL EXPOSED CONDUITS SHALL BE ROUTED PARALLEL OR PERPENDICULAR TO WALLS AND STRUCTURAL MEMBERS. JUNCTION BOXES SHALL BE SECURELY FASTENED. SET TRUE AND PLUMB, AND FLUSH WITH FINISHED SURFACE WHEN WIRING METHOD IS CONCEALED.

LOCATION OF OUTLETS: THE ELECTRICAL CONTRACTOR SHALL VERIFY LOCATION, HEIGHTS, OUTLET, SWITCH ARRANGEMENTS AND EQUIPMENT PRIOR TO ROUGH-IN, THE OWNER RESERVES THE RIGHT TO RELOCATE ANY DEVICE UP TO 10ft PRIOR TO ROUGH-IN, WITHOUT ANY CHARGE BY THE CONTRACTOR.

CODES: ELECTRICAL INSTALLATION IS TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, ALL LOCAL CODES AND UTILITY COMPANY´S REQUIREMENTS.

MATERIALS: ALL MATERIALS SHALL BE NEW AND SHALL BE LISTED AND BEAR THE APROPIATE LABEL OF UNDERWRITERS LABORATORIES, INC., OR ANOTHER NATIONALLY RECOGNIZED TESTING LABORATORY FOR THE SPECIFIC PURPOSE. THE MATERIAL SHALL BE OF THE SIZE AND TYPE SPECIFIED ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS.

WIRING METHOD: WIRING, UNLEDD OTHERWISE SPECIFIED, SHALL BE NONMETALLIC-SHEATHED CABLE, ARMORED CABLE, OR ELECTRICAL METALLIC TUBING (EMT), ADEQUATELY SIZED AND INSTALLED ACCORDING TO THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AND LOCAL ORDINANCES.

PERMITS AND INSPECTION FEES: CONTRACTOR SHALL PAY FOR PERMIT, PLAN REVIEW, LICENSE, INSPECTION FEES AND TAXES APPLICABLE FOR THE ELECTRICAL INSTALLATION AND SHALL BE INCLUDED IN THE BASE BID AS PART OF THIS CONTRACT.

LOAD BALANCING: CONTRACTOR SHALL CONNECT ALL LOADS, BRANCH CIRCUITS, AND FEEDERS PER PANEL SCHEDULE, BUT SHALL VERIFY AND MODIFY THESE CONNECTIONS AS REQUIRED TO BALANCE CONNECTED AND COMPUTED LOADS WITHIN 10ø VARIATION.

APPLIANCES: CONTRACTOR SHALL FURNISH ALL WIRING MATERIALS AND MAKE ALL FINAL CONNECTIONS TO ALL PERMANENTLY INSTALLED APPLIANCES SUCH AS, BUT NOT LIMITED TO AIR HANDLING UNITS, WATER HEATER, RANGES, FOOD WASTE DISPOSER, DISHWASHER AND CLOTHES WASHER/DRYER. THESE APPLIANCES ARE TO BE FURNISHED BY THE OWNER.

BONDING AND GROUNDING: BOND AND GROUND SERVICE-ENTRANCE EQUIPMENT IN ACCORDANCE WITH THE LATEST EDITION OF N.E.C., LOCAL AND UTILITY CODE REQUIREMENTS.

PANELBOARD DIRECTORY: PANELBOARD SHALL BE FURNISHED WITH TYPED-CARD DIRECTORIES WITH PROPER DESIGNATION OF THE BRANCH-CIRCUIT LOADS, FEEDER LOADS AND EQUIPMENT SERVED. THE DIRECTORIES SHALL BE LOCATED IN THE PANEL IN A HOLDER FOR CLEAR VIEWING.

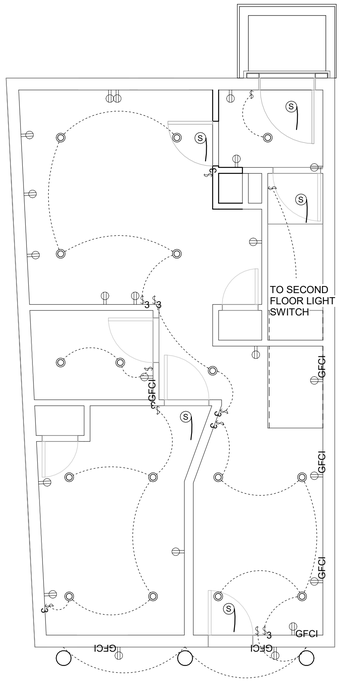
SMOKE ALARMS: FURNISH AND INSTALL SMOKE ALARMS AND CARBON DIOXIDE DETECTOR AND ASSOCIATED WIRING PER MANUFACTURER´S INSTRUCTIONS AND ALL CODES. DETECTORS TO BE HARD-WIRED AND OF BATERY POWERED AC-DC TYPE. INTERCONNECT DETECTORS TO EXISTING SMOKE ALARMS.

SEALING PENETRATIONS: CONTRACTOR SHALL SEAL AND WEATHERPROOF ALL PENETRATIONS THROUGH FOUNDATIONS, EXTERIOR WALLS AND ROOFS.

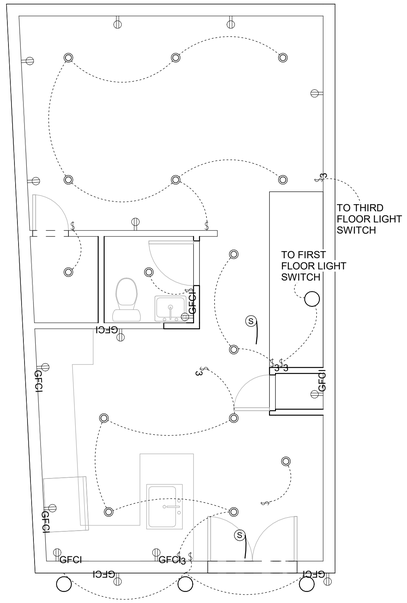
FINAL CLEAN-UP: UPON COMPLETION OF INSTALLATION, CONTRACTOR SHALL REVIEW AND CHECK ENTIRE INSTALLATION, CLEAN EQUIPMENT AND DEVICES, REMOVE SURPLUS MATERIALS AND RUBBISH FROM OWNE,S PROPERTY, LEAVING WORK IN NEAT AND CLEAN ORDER AND IN COMPLETE WORKING CONDITION.

GUARANTEE OF INSTALLATION: CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF ONE FULL YEAR AFTER FINAL ACCEPTANCE BY THE ARCHITECT/ENGINEER, ELECTRICAL INSPECTOR AND OWNER.

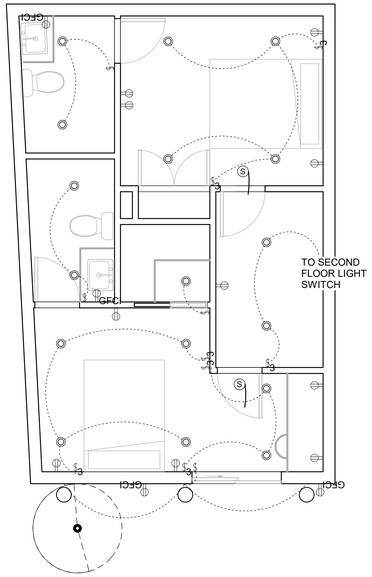
1. FURNISH AND INSTALL A 3 POLE 30 AMP RECEPTACLE FOR DRYER CONNCECTION. NEMA CONFIGURATION 14-30R. VERIFY WITH EQUIPMENT SUPPLIER. HOME RUN SHALL CONSIST OF 2#10 (PHAE). 1#10 (NEUTRAL), & 1#10GRD IN 3/4" C.
2. FURNISH AND INSTALL A 3 POLE 50 AMP RECEPTACLE FOR RANGE CONNECTION. NEMA CONFIGURATION 14-50R. VIRIFY WITH EQUIPMENT SUPPLIER. HOME RUN SHALL CONSIST OF 2#8 (PHASE). 1#8 (NEUTRAL). & 1#10GRD IN 3/4"C.
3. PROVIDE 240V.2P.30A FSS IN NEMA 3R ENCLOSURE FOR CONNECTION TO HEAT PUMP. FUSE PER SUPPLIER´S RECOMMENDATIONS. HOME RUN TO TENANT PANEL USING 2#10 & 1#10GRD IN 3/4" CONDUIT. THE HEAT PUMP UNIT AND ASSOCIATED DISCONNECT SWITCH ARE SHOWN STRICTLY FOR CIRCUITING INFORMATION. REFER TO MECHANICAL AND SITE PLANS FOR UNIT LOCATION. MAKE ALL FINAL CONNECTIONS.
4. COORDINATE LOCATION OF LIGHTING FICTURE & SWITCH WITH FANCOIL AND ASSOCIATED EQUIPMENT.
5. PROVIDE 240V, 2P, 30A NFSS FOR CONNECTION TO ELECTRIC WATER HEATER. HOME RUN TO TENANT PANEL USING 2#10 & 1#10GRD IN 3/4" C.
6. PROVIDE ARC FAULT CURRENT INTERRUPTER CIRCUIT BREAKER.
7. 14 AWG WIRE SHALL BE PERMISSIBLE IN CIRCUITS PROTECTED BY 15A CIRCUIT BREAKERS.
8. TENANT PANELS SHALL BE PREFINISHED WHITE IN COLOR. CONFIRM WITH OWNER.
9. UNLESS NOTED OTHERWISE. ALL DEVICES AND EQUIPMENT ON THIS PLAN SHALL BE POWERED BY CIRCUIT INDICATED IN TENANT PANEL.
10. PROVIDE 240V,2P,60A FSS FOR CONNECTION TO FANCOIL UNIT, FUSE PER SUPPLIER´S RECOMMENDATIONS. HOME RUN TO TENANT PANEL USING 2#6 & 1#10GRD IN 3/4" C.



1 01 - FIRST FLOOR ELECTRICAL PLAN
1/4" = 1'-0"



2 02-2ND FLOOR ELECTRICAL PLAN
1/4" = 1'-0"



3 03-3TH FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

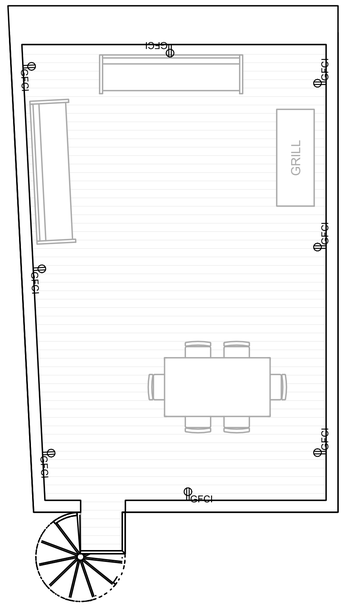
APARTMENT #2 ELECTRICAL PANEL

PANEL A
Isc = 10,000 A.I.C,SYM.

240/120 VOLT-1 PHASE-3 WIRE 200 AMPERE, MA/N LUGS ONLY FLUSH MOUNTED ENCLOSURE

CKT. NO.	SERVING	BREAKERS POLE	BREAKERS AMP	CKT. NO.	SERVING	BREAKERS POLE	BREAKERS AMP
1	OUTLETS - LIGHTS	1	20	2	BELL	1	15
3	REFR - OUTLETS - KITCHEN	1	20	4	OUTLETS	1	15
5	SP	1	20	6	LIGHTS - OUTLETS - KT/N - BTH - ST/RS	1	20
7	EXTERIOR LIGHTS & RECEPT	1	15	8			
9	BEDROOMS LIGHTS & RECEPT	1	20	10	DRYER PLUG	1	30
11	BATHROOMS	1	20	12			
13	ROOF LIGHTS & RECEPT	1	15	14	RECEPT BR BATH GFCI	2	20
15				16			
17				18			
19				20			
21				22			
23				24			
25				26			
27				28			
29				30			

NOTES:
1. CONNECT ADDITIONAL POWER TO EXISTING 200 AMP ELECTRICAL PANELS.
2. ELECTRICAL DIVISION BETWEEN APARTMENTS TO REMAIN



4 04 - 4TH FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

3609 Urbana Pike
Frederick MD 21704
office@ideatellc.net

CLIENT:
-

DESIGNER:
JUAN PABLO GARZON

SEAL: VOID UNLESS SIGNED:

PROJECT:
1934 35TH ST NW
WASHINGTON DC

DRAWING TITLE:
ELECTRICAL PLAN

RELEASE DATE:
06/08/22

REVISIONS:

N.º	DATE	DESCRIPTION

SCALE:

SHEET:
MEP101

MEP SYMBOLS

INCANDESCENT WALL MOUNTEDLIGHT FIXTURE	THERMOSTAST
SPRINKLER FULL WALL	LIGHT FAN
SINGLE POLE LIGHT SWITCH	FIRE EXTINGUISHER
TRIPLE POLE LIGHT SWITCH	DUCT
WEATHERPROOF OUTLET	AIR SUPPLY
GROUND FAULT INTERUPT	AIR RETURN SUPPLY
ARC FAULT INTERUPT	ELECTRICAL PANEL
DUPLEX RECEPTOR	RECESSED LIGHTNING
EXTERIOR MOTION DETECTOR LIGHTING	HARDWIRED, INTERCONNECTED SMOKE DETECTORWITH BATERY BACKUP
HEAVY DUTY OUTLET	BUZZER
CHIME	EXHAUST FAN

BRYANT 2.0 ton Heat pump

Designed To Fit Your Home – And Your Budget

Bryant offers real solutions for your home cooling and heating needs. Our comprehensive selection of heat pumps have been designed to fit virtually any home and a variety of budgets. From our innovative and intelligent Evolution™ System line with variable-speed and two-stage options...to Preferred™ Series deluxe two-stage and single-stage choices and the value-driven Legacy™ Line single-stage models...our heat pumps offer year-round comfort you can depend on.

Heat Pump Options+	Evolution™ System			
	284A	288B	286B	286BNC (Coastal)
Efficiency				
Cooling SEER (up to)	24.0	19.0	17.2	17.2
Heating HSPF (up to)	13.0	11.0	9.5	9.5
Compressor Type	Fully variable-speed with capacity range from 25-100%	Five-stage variable-speed with capacity range from 25-100%	Two-stage with high-stage at 100% capacity and low-stage at 75% capacity	
ENERGY STAR®	•	•	•	•
Comfort Features				
Sound level (as low as)	51 dBA	55 dBA	68 dBA	68 dBA
Humidity Control	Perfect Humidity® Technology offers excellent humidity control and is capable of removing up to 400% more moisture than standard systems.**		Enhanced	
Durability				
Cabinet Protection	DuraGuard™ Plus provides durability with a galvanized steel cabinet, louvered coil guard and baked-on powder paint to protect against dings, dents and weather-based threats.			
Recommended Thermostat				
Evolution™ Connex™	•	•	•	•
ecobee, Powered by Bryant	-	-	-	-
Peace of Mind				
Limited Parts Warranty*	10-Year			
Replacement Limited Warranty*	10-Year	-	-	-

* Upon timely registration, the warranty period is five years if not registered within 90 days of installation except in jurisdictions where warranty benefits cannot be conditioned upon registration.
+ Heat pump models may not be sold in every region.
**Based on Bryant testing, all data was run with the systems cycling once they met the assumed home load. The assumed load at AHAM conditions (80/70, 80) is the capacity of the variable-speed running continuously in dehumidification mode. The difficult conditions load was determined by a Wrightsoft® load calculation for a home in Florida at 69 OD 72/63 ID. This condition was provided by a customer in Florida as "worst case".

Designed with Your Comfort in Mind

Bryant® heat pumps represent years of design, development and testing with one goal in mind – maximizing your family's comfort. Along the way, we have created new technologies that deliver the outstanding quality and energy efficiency you demand while staying ahead of industry trends and global initiatives. Check out the side-by-side comparison below to see which model is right for you.

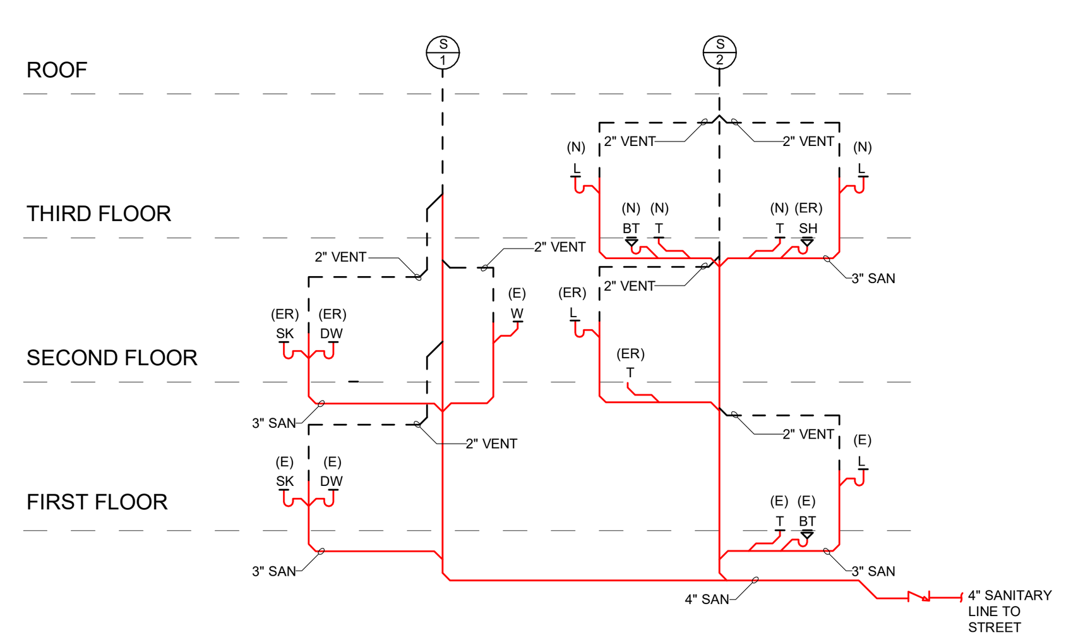
Preferred™ Series			Legacy™ Line		
226A	226C	225B	215B	214D	214DNC (Coastal)
Efficiency					
17.2	16.0	16.0	16.0	14.0	14.0
9.5	9.0	9.0	9.0	8.2	8.2
Two-stage with high-stage at 100% capacity and low-stage at 75% capacity	Single-stage at 100% capacity at all times		Single-stage at 100% capacity at all times		
•	•	•	•	-	-
Comfort Features					
70 dBA	67 dBA	68 dBA	69 dBA	69 dBA	72 dBA
Enhanced	Standard				
Durability					
DuraGuard Plus			DuraGuard provides durability with a galvanized steel cabinet, wire coil guard and baked-on powder paint to protect against dings, dents and weather-based threats.		
Recommended Thermostat					
-	-	-	-	-	-
•	•	•	•	•	•
Peace of Mind					
10-Year			10-Year		
-	-	-	-	-	-

RISER DIAGRAM ABBREVIATIONS

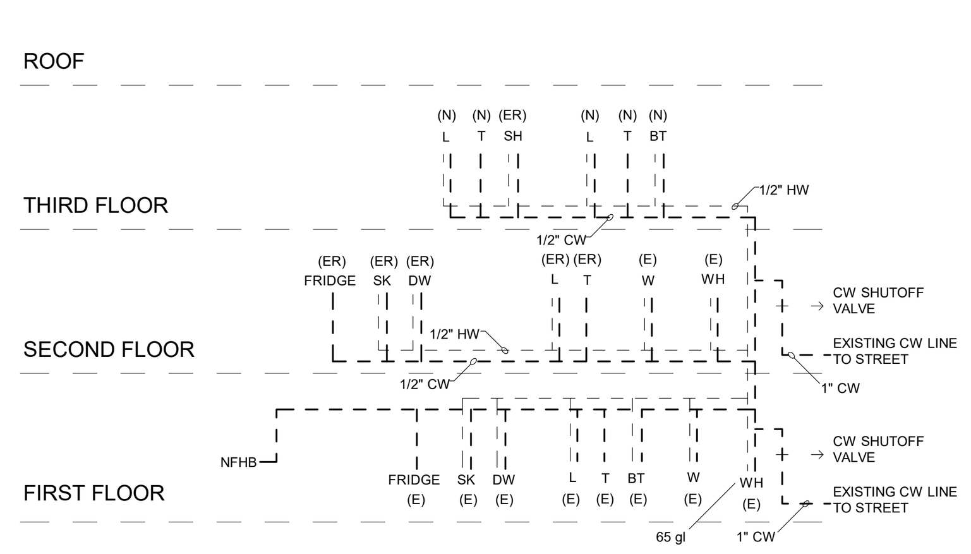
SK	SINK	FD	FLOOR DRAIN
T	TOILET	WH	WATER HEATER
SH	SHOWER	W	WASHING MACHINE
BT	BATHTUB	CW	COLD WATER
FRDG	FRIDGE	HW	HOT WATER
L	LAVATORY	DW	DISHWASHER
(E)	EXISTING		
(ER)	EXISTING TO BE RELOCATED		
(N)	NEW		

NOTE:

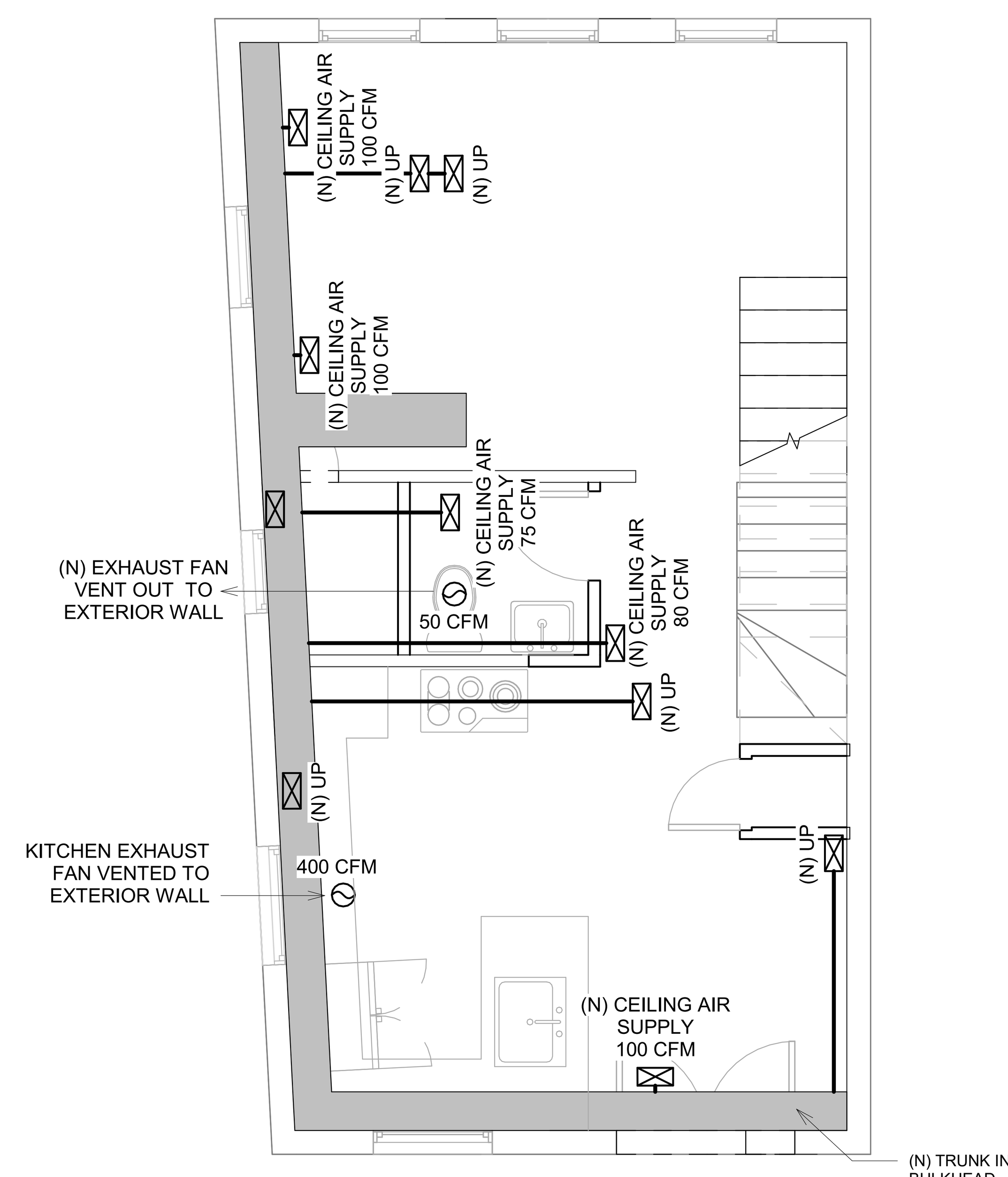
1. NO MECHANICAL CHANGES ARE MADE ON FIRST FLOOR.



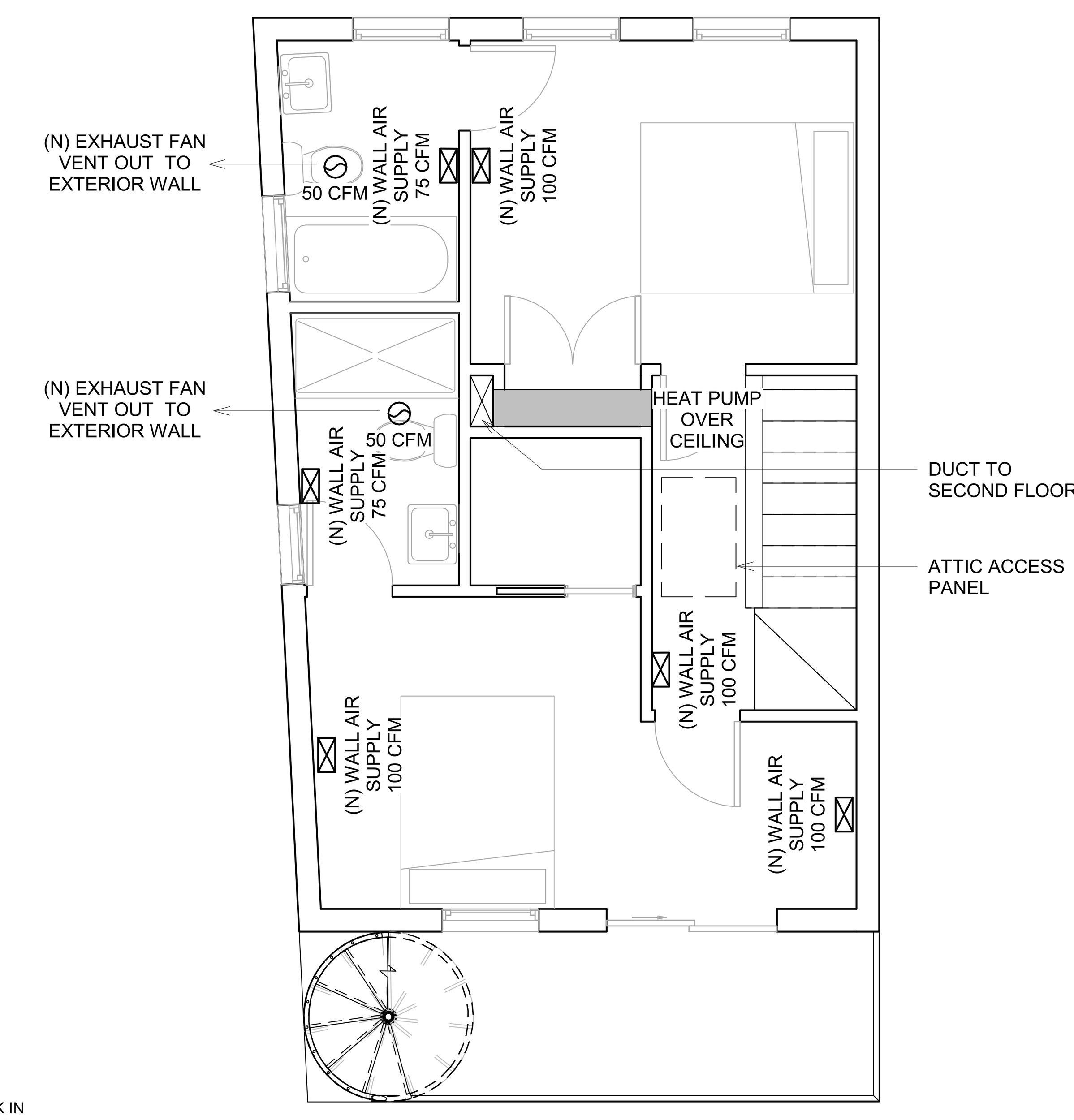
4 MEPD01 - PROPOSED WATER DRAINAGE RISER DIAGRAM
3/32" = 1'-0"



5 MEPD02 - PROPOSED WATER SUPPLY RISER DIAGRAM
3/32" = 1'-0"



2 M02 - MECH SECOND FLOOR PLAN
1/4" = 1'-0"



3 M03 - MECH THIRD FLOOR PLAN
1/4" = 1'-0"

3609 Urbana Pike
Frederick MD 21704
office@ideatellc.net

CLIENT:
-

DESIGNER:
JUAN PABLO GARZON

SEAL: VOID UNLESS SIGNED:

PROJECT:
1934 35TH ST NW
WASHINGTON DC

DRAWING TITLE:
MECHANICAL PLAN

RELEASE DATE:
06/08/22

REVISIONS:

N.º	DATE	DESCRIPTION

SCALE:

SHEET: MEP102

STRUCTURAL NOTES

I. DESIGN LIVE LOADS

A. ROOF LIVE LOAD
1. Pg = 30 PSF
2. Pf = 21 PSF
3. Ce = 0.7
4. I = 1.0

B. FLOOR LIVE LOADS
1. LIVE = 40 PSF
2. D.L. = 10 PSF (U.N.O.)
3. SLEEPING ROOMS LIVE LOAD = 30 PSF.

C. WIND LOAD
1. BASIC WIND SPEED = 115 MPH

II. WOOD

A. ALL JOIST, BEAM AND POST TIMBER GRADES TO BE SOUTHERN PINE #2 PER "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", NFPA. ALL STUDS SHALL BE SPRUCE-PINE-FIR STUD-GRADE. ALL WOOD MEMBERS SHALL BE MANUFACTURED TO COMPLY WITH PS20 OF "AMERICAN SOFTWOOD LUMBER STANDARDS" AND SHALL HAVE 19% MAXIMUM MOISTURE CONTENT.

MINIMUM MEMBER PROPERTIES SHALL BE AS FOLLOWS:

1. WOOD LINTELS, JOISTS AND BEAMS
a) FLEXURE: Fb = 1200 PSI (REPETITIVE) Fb = 1050 PSI (SINGLE MEMBER)
b) SHEAR: Fv = 75 PSI
c) MODULUS OF ELASTICITY = 1.5 X 106 PSI
2. POSTS
a) COMPRESSION PARALLEL: Fc" = 1300 PSI
b) MODULUS OF ELASTICITY = 1.5 x 106 PSI
3. WALL STUDS
a) FLEXURE: Fb = 775 PSI (REPETITIVE) Fb = 675 PSI (SINGLE MEMBER)
b) COMPRESSION PARALLEL: Fc" = 425 PSI
c) MODULUS OF ELASTICITY = 1.2 x 106 PSI

B. ALL ROOF SHEATHING SHALL BE GRADE C-C, C-D, OR STRUCTURAL II PER THE "AMERICAN PLYWOOG ASSOCIATION", 1/2" THICK. IF NECESSARY TO FORM CURVE OF BARREL VAULT, USE 2 LAYERS OF 3/8" PLYWOOD SHEATHING GLUED TOGETHER.

C. ALL EXTERIOR WALL STUDS ARE TO BE 2x6's SPACED AT 16" O.C. (U.N.O.). PLACE DOUBLE STUDS AT END OF WALLS AND TRIPLE STUD AT INTERSECTIONS AND CORNERS.

D. ALL PLYWOOD SUBFLOORING SHALL BE 3/4-INCH THICK T&G APA RATED 32/16 SHEATHING OR STURD-I-FLOOR 20 OC RATED.

E. LAMINATED VENEER LUMBER (L.V.L.) SHALL BE INSTALLED AND FASTENED PER THE MANUFACTURER'S RECOMMENDATIONS. MEMBER PROPERTIES SHALL BE AS FOLLOWS:
1. FLEXURE: Fb = 2800 PSI
2. SHEAR: Fv = 285 PSI
3. MODULUS OF ELASTICITY: E = 2.0 X 10 PSI

F. PROVIDE MIN. 3" BEARING FOR ALL LAMINATED VENEER BEAMS, 2" BEARING FOR STANDARD LUMBER BEAMS.

G. ALL WOOD TOP PLATE SPLICES SHALL BE STAGGERED 6'-0" MINIMUM.

H. ALL WALL SHEATHING SHALL BE CONTINUOUS BETWEEN TOP PLATES AND BOTTOM PLATE OF WALL ABOVE.

I. ALL MULTIPLE MEMBERS ARE TO BE FASTENED TOGETHER WITH 16D NAILS AT 12" O.C. TWO (2) ROWS FOR BEAMS 9"-12" DEEP, THREE (3) ROWS FOR BEAMS 14"-18" DEEP (STAGGERED).

J. PROVIDE SOLID BLOCKING BETWEEN JOIST AND RAFTERS AT ALL BEARING POINTS.

K. ALL MISCELLANEOUS WOOD CONNECTIONS SHALL BE FASTENED PER BOCA APPENDIX C "RECOMMENDED FASTENING SCHEDULE".

M. DOUBLE JOISTS SHALL BE LOCATED BENEATH ALL PARTITIONS WHEN THE LENGTH OF THE PARTITION EXCEEDS 1/2 THE SPAN.

N. ALL LINTELS TO BE 2-(2 X 12)(U.N.O.) SUPPORTED ON DOUBLE STUDS. DOUBLE STUDS SHALL BE NAILED TOGETHER WITH 10D AT 6" O.C.

L. JOIST HANGERS SHALL BE SIZED ACCORDING TO THE FOLLOWING SCHEDULE:

SUPPORTED MEMBER	REQ'D HANGER CAPACITY (LBS)
2 X 8	650
2 X 10	825
2 X 12	1000
1-3/4" X 9-1/2" L.V.L.	3150
1-3/4" X 11-7/8" L.V.L.	3925
1-3/4" X 14" L.V.L.	4650

TABLE VALUES SHALL BE MULTIPLIED BY THE NUMBER OF MEMBERS FASTENED TOGETHER FOR ALL MULTIPLE MEMBERS.

O. CONTRACTOR SHALL PROVIDE ALL NECESSARY CUSTOM HANGERS OR FABRICATED STEEL BRACKETS, FOR ALL BEAMS, INCLUDING SLOPED AND SKEWED CONDITIONS.

P. CONTRACTOR SHALL REMOVE EXISTING FINISHES AT ALL ADJACENT AREAS PRIOR TO STRUCTURAL WORK, AND NOTIFY ENGINEER FOR INSPECTION.

Q. ROOF TRUSSES: THE ENTIRE ROOF IS TO BE FRAMED WITH PRE-ENGINEERED ROOF TRUSSES. CONTRACTOR SHALL SUBMIT VA. STATE P.E. SEALED TRUSS SHOP DRAWINGS AND CALCULATIONS. CONFORM TO ALL BUILDING CODE REQUIREMENTS. PROVIDE ALL NECESSARY ROOF TRUSS LATERAL BRACING AND SUPPORT.

III. CONCRETE

A. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 301, ACI 318 AND ACI 302.

B. CEMENT SHALL COMPLY WITH ASTM C150, TYPE I OR III.

C. REINFORCING STEEL SHALL BE DEFORMED BILLET STEEL CONFORMING TO ASTM A615 GRADE 60. ALL REINFORCEMENT SPLICES SHALL BE A MINIMUM OF 40 BAR DIAMETERS.

D. CAST IN PLACE CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH F'c AS FOLLOWS:
1. SLAB-ON-GRADE AND FOOTINGS = 3000 PSI.

E. PROVIDE WWF 6 X 6 - W1.4 X W1.4 IN ALL SLAB ON GRADE. ALL WIRE FABRIC SHALL CONFORM TO ASTM A185. ALL MESH EDGES SHALL LAP A MINIMUM OF TWO (2) SQUARES.

F. CONCRETE SLUMP SHALL = 4" ± 1".

G. MINIMUM CONCRETE COVER BETWEEN FACE OF REINFORCING BAR AND FACE OF CONCRETE SHALL BE AS FOLLOWS:
1.CONCRETE CAST AGAINST EARTH = 3"

H. ALL CONCRETE EXPOSED TO WEATHER SHALL BE 3500 PSI AND HAVE A MINIMUM AIR ENTRAINMENT OF 6% ± 1.5% PER ACI, 318 4.1.1.

I. SLAB-ON-GRADE SHALL BE POURED IN A CHECKERBOARD PATTERN AND BE ALLOWED TO SET 48 HOURS PRIOR TO POURING ANY ADJACENT AREAS.

J. PROVIDE CORNER BARS AT ALL WALL INTERSECTIONS WITH SIZE AND SPACING TO MATCH HORIZONTAL WALL REINFORCEMENT.

K. PROVIDE KEYED JOINTS BETWEEN ALL NON-MONOLITHIC INTERSECTING CONCRETE WALLS AND AT ALL CONCRETE JOINTS.

L. GROUT SHALL BE NON-SHRINKABLE, NON-METALLIC CONFORMING TO ASTM C1107, AND SHALL HAVE A SPECIFIED COMPRESSIVE STRENGTH AT 28 DAYS OF 5,000 PSI. PREGROUTING OF BASE PLATES WILL NOT BE PERMITTED.

IV. STRUCTURAL STEEL

A. EXPANSION BOLTS: EXPANSION BOLTS SHALL BE GALVANIZED CARBON STEEL COMPONENTS, ZINC-PLATED TO COMPLY WITH ASTM B 633, AND FF-S-325, GROUP II, TYPE 4, CLASS 1.
1. FOR 1/2" DIAMETER EXPANSION BOLTS, ALLOWABLE SHEAR SHALL NOT BE LESS THAN 3000 LBS. AND ALLOWABLE TENSION SHALL NOT BE LESS THAN 2000 LBS FOR 3500 PSI CONCRETE.

V. GENERAL

A. ALLOWABLE SOIL BEARING PRESSURE FOR ALL SHALLOW FOOTINGS IS 2000 PSF. SHOULD UNSUITABLE MATERIAL BE ENCOUNTERED, FOOTINGS WILL BE OVEREXCAVATED AND REPLACED WITH LEAN CONCRETE, F'c = 3000 PSI. BOTTOM OF ALL EXTERIOR FOOTINGS WILL BE A MINIMUM OF 2'-6" BELOW EXTERIOR GRADE, UNLESS NOTED OTHERWISE.

B. INFORMATION SHOWN REGARDING EXISTING CONDITIONS HAS BEEN OBTAINED BY LIMITED VISUAL OBSERVATIONS. AREAS NOT VISIBLE HAVE BEEN ASSUMED TYPICAL WITH OBSERVED EXISTING CONDITIONS.

C. THE CONTRACTOR WILL MEASURE AND PROVIDE ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AT THE JOB SITE PRIOR TO CONSTRUCTION AND THE SUBMISSION OF SHOP DRAWINGS, AND WILL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES. VERIFICATION AND NOTIFICATION WILL PROCEED WEEKS PRIOR TO THE START OF WORK SO THAT ANY NECESSARY CHANGES CAN BE MADE WITHOUT DELAYING THE PROJECT SCHEDULE.

D. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING TEMPORARY BRACING AND SHORING, AS REQUIRED, TO ENSURE VERTICAL AND LATERAL STABILITY OF THE ENTIRE STRUCTURE OR PORTION THEREOF DURING CONSTRUCTION.

E. DETAILS, SECTIONS, AND NOTES SHOWN ON THESE DRAWINGS ARE INTENDED TO BE TYPICAL AND WILL APPLY TO SIMILAR CONDITIONS ELSEWHERE UNLESS OTHERWISE SHOWN OR NOTED.

F. ALL WALLS ARE DESIGNED AS LATERALLY BRACED BY THE FLOOR AND ROOF SYSTEMS. CONTRACTOR SHALL ENSURE THAT WALLS ARE ADEQUATELY BRACED DURING CONSTRUCTION.

G. TEMPORARY BRACING WILL BE PROVIDED FOR ALL WALLS SUBJECT TO UNBALANCED BACKFILL. BRACE WALL PLUMB UNTIL STABILIZING ELEMENT ABOVE IS IN PLACE.

H. CONTRACTOR WILL NOT REPRODUCE ANY PORTION OF CONTRACT DOCUMENTS IN THE SHOP DRAWINGS.

I. ANY REQUIRED TEMPORARY SHORING WILL BE IN CONFORMANCE WITH OSHA REGULATIONS. UNBRACED EXCAVATIONS WILL BE SLOPED NO GREATER THAN (1.5) HORIZONTAL TO (1) VERTICAL.

J. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES IN VICINITY OF FOUNDATIONS AND DETERMINE IF A CONFLICT EXISTS. PROVIDE INFORMATION ON LOCATION SIZE AND ELEVATION OF UTILITIES PRIOR TO START OF WORK SO THAT ANY NECESSARY CHANGES CAN BE MADE WITHOUT DELAYING THE PROJECT SCHEDULE.

K. ALL DIMENSIONS FOR ALL WORK SHALL BE OBTAINED FROM THE ARCHITECTURAL DRAWINGS AND DIMENSIONS INDICATED ON STRUCTURAL PLANS SHALL BE VERIFIED WITH THE ARCHITECTURAL PLANS.

VI. FOUNDATIONS

A. ALL SOIL BELLOW ALL FOUNDATIONS AND S.O.G. SHALL BE INSPECTED AND APROVED FOR MIN. 2000 PSF BEARING CAPACITY.

VII. STAIR AND GUARDRAILS

A. ALL STAIRS AND GUARDRAILS SHALL BE PRE-ENGINEERED WITH AL DESIGN REQUIREMENTS TO BE THE SOLE RESPONSIBILITY OF THE CONTRACTORS FABRICATOR / MANUFACTURER. COMPLY WITH ALL BUILING CODE REQUIREMENTS.

WALL BRACING NOTE:

USE CONTINUOUS WALL BRACING METHOD PER IRC: R602.10.4
CS-WSP = 1/2" WOOD STRUCTURAL PANEL

BRACED WALL PANELS (BWP): 1/2" PLYWOOD PANELS 48" WIDE BY FULL STORY HEIGHT OR AS DIMENSIONED. 8d NAILS @ 6" O.C. ON EDGES AND 12" O.C. ON INTERMEDIATE STUDS. WIND LOADS ARE ACCOMMODATED BY CONTINUOUS SHEATHING METHOD AND SECTION R301.1.1.

LVL DESING CRITERIA

LVL 2900Fb-2.0E

Grade	Bending Stress[3] F_b	Modulus of Elasticity[4] E (x 10^6)	Shear Stress F_v	Compression Stress	
				F_c (Parallel To Grain)	$F_{c\perp}$ (Perpendicular To Grain)
2900F_b-2.0E	2900	2.0	285	3200	750

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

1. Revise Table R602.3(1) as follows:

TABLE R602.3(1)
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a,b,c]	SPACING OF FASTENERS
	Roof		
1	Blocking between joists or rafters to top plate, toe nail	3-8d (2 ½" x 0.113")	-
2	Ceiling joists to plate, toe nail	3-8d (2 ½" x 0.113")	-
3	Ceiling joist not attached to parallel rafter, laps over partitions, face nail	3-10d	-
4	Collar tie to rafter, face nail, or 1-1/4" x 20 gage ridge strap	3-10d (3" x 0.128")	-
5	Rafter to plate, toe nail	2-16d (3 ½ "x 0.135")	-
6	Roof rafters to ridge, valley or hip rafters: toe nail face nail	4-16d (3 ½" x 0.135") 3-16d (3 ½" x 0.135")	-
	Wall		
7	Built-up corner studs –face nail	10d (3" x 0.128")	24" o.c.
8	Abutting studs at intersecting wall corners, face nail	16d (3 ½" x 0.135")	12"oc
9	Built-up header, two pieces with ½"spacer	16d (3½" × □0.135")	16" o.c. along each edge
10	Continued header, two pieces	16d (3½" × □0.135")	16" o.c. along each edge
11	Continuous header to stud, toe nail	4-8d (2 ½" x 0.113")	-
12	Double studs, face nail	10d (3" x 0.128")	24" o.c.
13	Double top plates, face nail	10d (3" x 0.128")	24" o.c
14	Double top plates, minimum 24-inch offset of end joints, face nail in lapped area	8-16d (3½" × □0.135")	-
15	Sole plate to joist or blocking, face nail	16d (3½" × □0.135")	16" o.c.
16	Sole plate to joist or blocking at braced wall panels	3-16d (3½" × □0.135")	16" o.c.
17	Stud to sole plate, toe nail	3-8d (2 ½" x 0.113") or 2-16d (3½" × □0.135")	-
18	Top or sole plate to stud, end nail	2-16d (3½" × □0.135")	-
19	Top plates, laps at corners and intersections, face nail	2-10d (3" x 0.128")	-
20	1" brace to each stud and plate, face nail	2-8d (2 ½" x 0.113") 2 staples 1¾"	-
21	1" × 6" sheathing to each bearing, face nail	2-8d (2 ½" x 0.113") 2 staples 1¾"	-
22	1" × 8" sheathing to each bearing, face nail	2-8d (2 ½" x 0.113") 3 staples 1¾"	-
23	Wider than 1" × 8" sheathing to each bearing, face nail	3-8d (2 ½" x 0.113") 4 staples 1¾"	-
24	Joist to sill or girder, toe nail	3-8d (2 ½" x 0.113")	-
25	Rim joist to top plate, toe nail (roof applications also)	8d (2 ½" x 0.113")	6" o.c.
26	Rim joist or blocking to sill plate, toe nail	8d (2 ½" x 0.113")	6" o.c.
27	1" × 6" subfloor or less to each joist, face nail	24 27 2-8d (2 ½" x 0.113") 2 staples 1¾"	-
28	2" subfloor to joist or girder, blind and face nail	2-16d (3½" × □0.135")	-
29	2" planks (plank & beam – floor & roof)	2-16d (3½" × □0.135")	at each bearing
30	Built up girders and beams, 2-inch lumber layers	10d (3" x 0.128")	Nail each layer as follows: 32"□o.c. at top and bottom and staggered. Two nails at ends and at each splice.
31	Ledger strip supporting joists or rafters	3-16d (3½" × □0.135")	At each joist or rafter

(Remainder of table unchanged except item numbers)

3609 Urbana Pike
Frederick MD 21704
office@ideatellc.net

CLIENT:
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DESIGNER:
JUAN PABLO GARZON

SEAL: VOID UNLESS SIGNED:

PROJECT:
1934 35TH ST NW
WASHINGTON DC

DRAWING TITLE:
STRUCTURAL NOTES

RELEASE DATE:
06/08/22

REVISIONS:

N.º	DATE	DESCRIPTION

SCALE:

SHEET:
S100

JOIST SPANS PER TABLE R502.3.1

TABLE R502.3.1(2) FLOOR JOIST SPANS FOR COMMON LUMBER SPECIES (Residential living areas, live load = 40 psf, L/Δ = 360)[b]

JOIST SPACING (inches)	SPECIES AND GRADE		DEAD LOAD = 10 psf				DEAD LOAD = 20 psf			
			2 × 6	2 × 8	2 × 10	2 × 12	2 × 6	2 × 8	2 × 10	2 × 12
			Maximum floor joist spans							
			(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)
12	Southern pine	SS	11-2	14-8	18-9	22-10	11-2	14-8	18-9	22-10
	Southern pine	#1	10-9	14-2	18-0	21-11	10-9	14-2	16-11	20-1
	Southern pine	#2	10-3	13-6	16-2	19-1	9-10	12-6	14-9	17-5
	Southern pine	#3	8-2	10-3	12-6	14-9	7-5	9-5	11-5	13-6
16	Southern pine	SS	10-2	13-4	17-0	20-9	10-2	13-4	17-0	20-9
	Southern pine	#1	9-9	12-10	16-1	19-1	9-9	12-7	14-8	17-5
	Southern pine	#2	9-4	11-10	14-0	16-6	8-6	10-10	12-10	15-1
	Southern pine	#3	7-1	8-11	10-10	12-10	6-5	8-2	9-10	11-8
24	Southern pine	SS	8-10	11-8	14-11	18-1	8-10	11-8	14-11	18-0
	Southern pine	#1	8-6	11-3	13-1	15-7	8-1	10-3	12-0	14-3
	Southern pine	#2	7-7	9-8	11-5	13-6	7-0	8-10	10-5	12-4
	Southern pine	#3	5-9	7-3	8-10	10-5	5-3	6-8	8-1	9-6

BRACING REQUIREMENTS PER TABLE R602.10.3(1)

TABLE R602.10.3(1) BRACING REQUIREMENTS BASED ON WIND SPEED

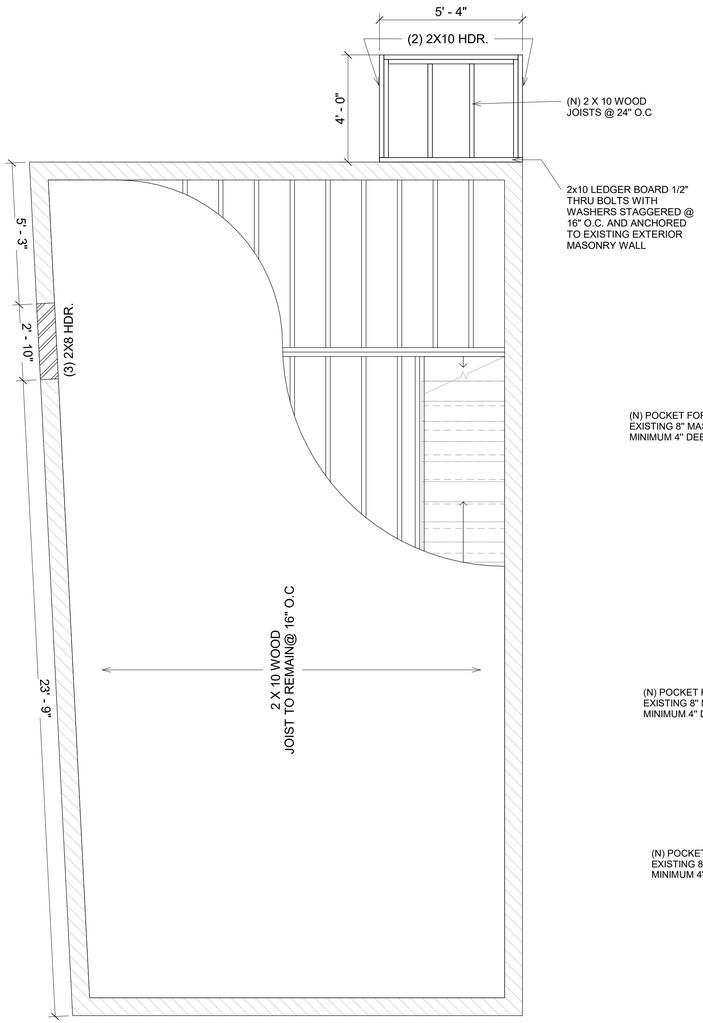
• EXPOSURE CATEGORY B • 30-FOOT MEAN ROOF HEIGHT • 10-FOOT WALL HEIGHT • 2 BRACED WALL LINES			MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE[a]			
Ultimate Design Wind Speed (mph)	Story Location	Braced Wall Line Spacing[a] (feet)	Method LIB[b]	Method GB	Methods DWB, WSP, SFB, PBS, PCP, HPS, BV-WSP, ABW, PFH, PFC, CS-SFB	Methods CS-WSP, CS-G, CS-PF
≤ 115		10	3.5	3.5	2.0	2.0
		20	6.5	6.5	3.0	3.5
		30	9.5	9.5	5.5	4.5
		40	12.5	12.5	7.5	6.0
		50	15.0	15.0	9.0	7.5
		60	18.0	18.0	10.5	9.0
		10	7.0	7.0	4.0	3.5
		20	12.5	12.5	7.5	6.5
		30	18.0	18.0	10.5	9.0
		40	23.5	23.5	13.5	11.5
		50	29.0	29.0	16.5	14.0
		60	34.5	34.5	20.0	17.0
		10	NP	10.0	6.0	5.0
		20	NP	18.5	11.0	9.0
		30	NP	27.0	15.5	13.0
		40	NP	35.0	20.0	17.0
		50	NP	43.0	24.5	21.0
		60	NP	51.0	29.0	25.0

NOTE:

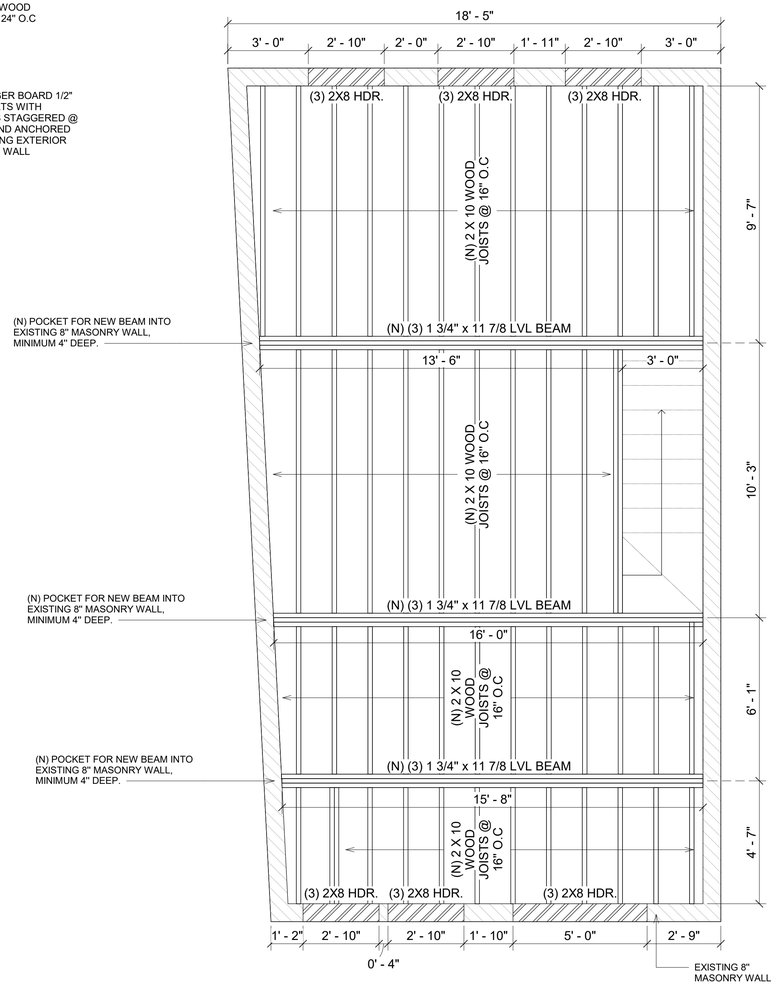
WOOD STRUCTURAL PANELS (WSP): 1/2" PLYWOOD PANELS 36-48" WIDE BY FULL STORY HEIGHT OR AS DIMENSIONED. 8d NAILS @ 6" O.C. ON EDGES AND 12" O.C. ON INTERMEDIATE STUDS. WIND LOADS ARE ACCOMMODATED BY CONTINUOUS SHEATHING METHOD AND SECTION R301.1.1.

BRACING WALL LINE (BWL)

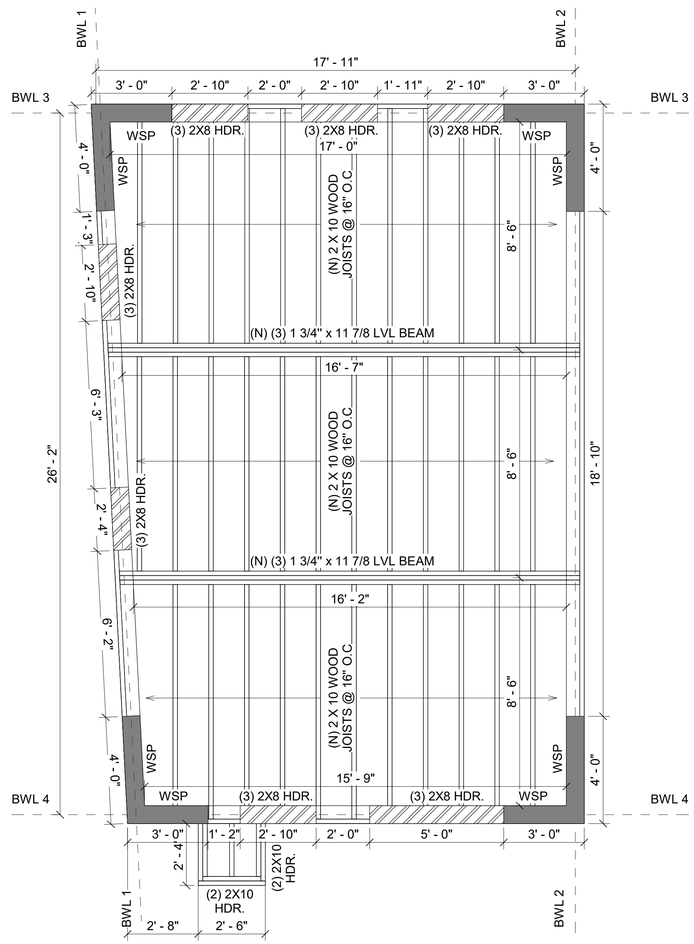
WIND SPEED 115 M.P.H. EXPOSURE B



1 S02 - SECOND FLOOR FRAMING PLAN
3/8" = 1'-0"



2 S03 - THIRD FLOOR FRAMING PLAN
3/8" = 1'-0"



3 S04 - ROOF FRAMINF PLAN
3/8" = 1'-0"

3609 Urbana Pike
Frederick MD 21704
office@ideatellc.net

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